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# SATICOY TOWNSITE AREA

## Preliminary Report

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City of San Buenaventura  
Department of Community Development  
Planning Division

County of Ventura  
Resource Management Agency  
Planning Division

September 1984





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## I. INTRODUCTION

### A. BACKGROUND

Within the past several years, the City of San Buenaventura and Ventura County have received an increasing number of requests to develop within the general Saticoy Townsite area. These requests, coupled with plans by the California Transportation Department (Caltrans) to construct a new Santa Clara River bridge and realign Highway 118, indicated a need to review all current City and County policies relating to this area. In April 1983, the Ventura City Council and Ventura County Board of Supervisors authorized the preparation of a new Plan for the Saticoy Townsite area. Therefore, this preliminary report has been prepared by the City and County staffs to identify land use, urban services, and circulation issues within the Townsite area which should be further addressed in the Plan, and a program for the preparation and adoption of the Plan.

For purposes of this report, the study area will be referred to as the Saticoy Townsite. The reason for this is to eliminate possible confusion with one of the City's eighteen communities, known as the Saticoy Community, which includes the Saticoy Townsite as well as lands to the north and west.

### B. STUDY AREA BOUNDARY

The area under consideration is commonly known as Saticoy and contains 264 acres of land. The Study Area is generally bounded on the north by a line extending about 150 feet north of Aster Street, on the east by the Franklin Barranca, on the south by the Santa Clara River, and on the west by the Brown Barranca (see Map 1).

## C. HISTORY

The Saticoy Townsite is a small unincorporated community of about 940 people which is located in the Santa Clara River Valley. According to local residents, the town was established in the 1890's and developed as one of the agriculturally oriented communities in Ventura County. Much of the Townsite's growth occurred after World War II in the mid to late 1940's.

Since the 1940's, growth in the Saticoy Townsite area has primarily included industrial development west of Los Angeles Avenue and south of the railroad right-of-way. In the 1960's and early 1970's, land to the north and west of the Saticoy Townsite began developing primarily with residential uses.

A community plan for the Saticoy Townsite was prepared in 1967 by the County with the assistance of the Saticoy Council for Community Betterment. Social and economic issues of the community, as well as land use issues, were addressed in this plan. The plan is further discussed in Section C of this report.

## II. EXISTING SETTING

### A. EXISTING LAND USE

Existing land uses within the Saticoy Townsite can be generally characterized as residential, commercial, industrial, agricultural, institutional, vacant and transportation/rights-of-way (see Appendix A and Map 1).

#### 1. Residential

There are approximately 23 acres (9%) of residential land in the Saticoy Townsite. Based on a land use survey, of the 145 parcels developed with residential uses, half are single-family and half are multi-family residences. In terms of acres, about 9 acres are developed with single-family uses and 14 acres are developed with multi-family uses. The majority of the residential land use is located north of Azahar Street and east of Alelia Avenue. Limited residential development is also located south of Nardo Street and north of Rosal Lane. The majority of these residential uses consist of multi-family dwellings.

#### 2. Commercial

Commercial land comprises about 9 acres (3%) of the total land area in the Saticoy Townsite. Commercial land uses are primarily confined to lots abutting State Route 118 (Los Angeles Avenue, Violeta Street, and Wells Road). The major concentration of commercial land use is in a four square block area bounded by Wells Road on the west, Telephone Road (extended) on the north, Alelia Avenue on the east, and Azahar Street on the south. Typical commercial establishments include retail uses (drugstore, hardware store, grocery store, etc.), financial institutions, equipment rental yards, and service stations.



### 3. Industrial

Industrially developed land constitutes about 75 acres (28%) of the Townsite area. This compares with 12 acres of "existing industrial land" identified in the 1967 Saticoy Community Plan. This large increase in industrial land is attributable to industrial development which was built in the late 1960's and early 1970's generally west of Los Angeles Avenue and south of Nardo Street. Industrial establishments within this area are characterized as manufacturing and open storage industrial uses rather than office park in character. Access to the area is by Wells Road, Nardo Street, Lirio Avenue, and Los Angeles Avenue.

A smaller concentration of industrial land is located within and adjacent to the Southern Pacific Railroad's right-of-way. These industrial uses are primarily food packing and processing facilities with some building product storage yards.

### 4. Agricultural

Approximately 48 acres, or 18% of the townsite area, is either vacant or in agricultural uses (e.g., row crops, avocados, citrus, floral). Agricultural lands are primarily located in the southeast portion of the Townsite (south of Rosal Lane and east of Los Angeles Avenue). However, several isolated agricultural parcels, totalling five acres, are also located near the intersection of Lirio Avenue and Nardo Street.

### 5. Institutional

Institutional uses are varied in character, are located throughout the Townsite, and constitute about 11 acres (4%) of the total Townsite area. The most extensive institutional land use is Saticoy Park located north of Ditch Road and east of Alelia Avenue (extended). The Community Meeting Center is located on

Violeta Street between Los Angeles Avenue and Alelia Avenue and several churches are scattered throughout the community north of Azahar Street. A convalescent home is located in the industrial area west of Lirio Avenue.

6. Vacant Land

Vacant land constitutes about 53 acres (20%) of the Townsite area. Vacant lands include vacant lots in residential areas, land adjacent to the Santa Clara River, and uncultivated land within agricultural areas.

7. Transportation/Rights-of-Way

Rights-of-way for the railroad, roadways, alleys and flood control channels comprise the remainder of land in the Saticoy Townsite area. These lands total 46 acres (18% of the total Townsite area).

## B. DEMOGRAPHIC INFORMATION

Census Information from the 1980 Census for the Saticoy Townsite is only available for population, household size, and certain housing characteristics. Additional census information could only be gathered for a larger area known as the Saticoy Community, which is one of the City of Ventura's eighteen community areas and which includes the Saticoy Townsite. Therefore, for purposes of this report, a discussion of demographic information is limited to those characteristics which relate solely to the Saticoy Townsite. Appendix B has been included which provides a detailed breakdown of available demographic information which relates to the Saticoy Townsite and Saticoy Community.

### 1. Population Characteristics

According to the 1980 Census, a total of 940 persons lived in the Saticoy Townsite on April 1, 1980. Of that number, 93% were of Spanish origin which may be of any race. For comparison purposes, the City of San Buenaventura has a 12% Hispanic population and the County as a whole has a 21% Hispanic population. This indicates that, in comparison, the Saticoy Townsite has a high concentration of Hispanics.

### 2. Housing Characteristics

In 1980, there were an average of 3.48 persons per dwelling unit in the Townsite area. For the City of San Buenaventura, there were an average of 2.43 persons per dwelling unit and for the County, this number is 2.89. Therefore, dwelling units in the Saticoy Townsite generally house more persons than most units in the City and County area.



The 1980 Census indicates there were a total of 255 housing units in the Townsite. Of this total, 35% were occupied by owners and 65% are occupied by renters. Consequently, the majority of housing units are owned by individuals who do not live in the units. For comparison purposes, 57% of the City's housing units are owner occupied and 43% are renter occupied. For the County as a whole, this number is 65% for owner occupied units and 35% for renter occupied units.

In terms of housing costs, the average value for owner occupied, single-family homes in the Saticoy Townsite were \$50,200 in 1980. Single-family homes located in the City averaged \$102,641 and \$105,200 in the County, which are significantly higher than those in the Townsite. The average monthly rent was \$167.00 in the Townsite, \$283.00 in the City and \$274.00 in the County. Thus, housing costs for both owner and renter occupied housing are substantially less and more affordable in the Townsite than for the City and the County as a whole.

## EXISTING COUNTY AND CITY PLANS, POLICIES AND PROCEDURES

Existing County and City plans, policies and procedures are discussed in the following section relative to the Saticoy Townsite. This section begins with a discussion of the Guidelines for Orderly Development, Spheres of Influence, and Annexation, in that they are applicable to both the City and County, and provide a basis for City and County development policies. Plans and policies, specific to the City and County, are subsequently discussed by topic and include the Open Space Element, Land Use Element, Circulation Element, the 208 Plan, existing zoning, and existing plan review procedures.

### 1. Overall County/City Policies

#### a. Guidelines for Orderly Development

The Guidelines for Orderly Development is a policy document adopted by the County, eight of the ten cities (including the City of San Buenaventura), and the Local Agency Formation Commission (LAFCO). The intent of the Guidelines is to clarify the roles and responsibilities of the cities and the County regarding urban development within the "areas of interest" where cities exist. The Guidelines have been virtually unchanged since 1976 and, therefore, do not specifically acknowledge the establishment of spheres of influence for the cities or recent changes in local planning policies (e.g., new general plans and the Air Quality Management Plan (AQMP)).

The Guidelines, in summary, encourage urban development whenever or wherever practical to be located within incorporated cities which exist to provide a full range of municipal services. Existing urban development within a city's "area of interest" should ultimately be annexed to the city supplying such services as water, sewers, law

enforcement, etc. In addition, new urban development occurring in unincorporated County territory but within a city's "area of interest" should conform to development standards and land use restrictions equal to or more restrictive than those regulations that would be imposed by the city. (See Appendix C for a complete listing of the 11 Guidelines.)

b. Spheres of Influence

A sphere of influence is a LAFCO plan for the adopted probable ultimate physical boundaries and service area of a local governmental agency. Factors that must be considered in determining the sphere of influence of each city (e.g., Ventura) and special districts (e.g., the Saticoy Sanitary District) are the maximum possible service area of the jurisdiction, the range of services the jurisdiction is providing or could provide, the projected future population growth of the area, the type of development occurring or planned for the area, and the present and probable future service needs of the area. The City of Ventura and Saticoy Sanitary District spheres of influence were adopted on October 28, 1981. The City's sphere boundary within the Saticoy area is reflected on Map 2. As shown on this map, the sphere bisects the agricultural lands east of Los Angeles Avenue. Thus, according to this boundary, it is intended that the majority of the Saticoy Townsite should eventually be annexed to the City of Ventura.

Ventura County's Local Agency Formation Commission (LAFCO) is a regulatory and planning agency charged by the State Legislature with the responsibility for preparing "spheres of influence." LAFCO's basic responsibilities are to



"discourage urban sprawl and encourage orderly governmental boundaries." The Commission (comprised of four elected City and County officials and one member appointed from the public) reviews and acts upon all proposed changes in city and special district boundaries. These include, but are not limited to, the annexation and detachment of territory to and from cities and special districts (e.g., City of Ventura), the consolidation of two or more cities or special districts, the formation of new special districts, and the incorporation of new cities.

c. Annexation

Current City annexation policy is to annex only those areas which conform with the City's Open Space Plan and Phasing Program. At this time, annexations for new development are not being processed because the Saticoy Townsite area is located within a General Plan phase which is not yet open for development. Adoption of a Comprehensive Plan Amendment by the City to revise phasing policies for this area would be necessary to allow annexations for other than the existing uses.

Annexations are regulated by LAFCO in accordance with State law. LAFCO's policy on annexation is that annexations should occur only in those areas included within the Sphere of Influence. While this sphere of influence defines areas which are appropriate for eventual annexation, the plan does not imply all such areas are appropriate for immediate annexation. Other factors, such as cost and adequacy of urban services, land use, compatibility with adjacent areas, conformance with the General Plan and population are all considered as part of the annexation review process.

The inclusion of the majority of the Saticoy Townsite in the City's Sphere of Influence indicates that it is appropriate for eventual annexation to the City. Annexation activity could occur either on a parcel by parcel basis for portions of the Townsite or for the entire Townsite.

Annexations are subject to State law which require all annexing parcels to be contiguous to the City. Any corridors of incorporated land extending 300 feet or more into the unincorporated areas must be at least 200 feet wide exclusive of road rights-of-way. Most of the parcels in the Saticoy Townsite are further than 300 feet from the City's boundary. Therefore, they are not contiguous and could not individually be annexed at this time.

## 2. Open Space Element

The Open Space Element, besides meeting the requirements of the State Government Code for open space lands, specifies general land use designations for the County and the City, respectively. Furthermore, the County's Open Space Element text and map also function as the Land Use Element for unincorporated areas of Ventura County not covered by an adopted area plan or within an unincorporated city. In the event that the County's Open Space Element differs with an area plan, the more restrictive designation/policy applies.

### a. County Open Space Element

This section addresses the County's Open Space Element (see Map 2). Open Space Element policies are organized into two major sections; those that specifically apply to the two land use categories in Saticoy and those that apply to the entire Open Space Element.

(1) Implementation Policies by Land Use Category

The following statements and policies apply solely to the two land use categories applicable to the Saticoy area (See Map 2):

(a) Open Space

The preservation of open space lands is intended to limit the encroachment of more intensive land uses not compatible with the goal of preserving renewable and non-renewable resources. The designation also recognizes natural hazards by limiting urban development in appropriate locations (e.g., no urban land uses are permitted within the Santa Clara River floodway).

The "Open Space" designation in Saticoy includes areas of land and water which are unimproved or devoted to land uses which preserve natural resources (Santa Clara River channel), promote the managed production of resources (e.g., sand and gravel extraction), and encourage public health and safety considerations (i.e., non-urban uses within the Santa Clara River floodway).

The minimum parcel size consistent with the "Open Space" land use category is 10 acres. Parcels contiguous with land included within the "Agriculture" land use category must be at least 20 acres.

(b) Urban

The "Urban" designation recognizes areas within the County plan for intensive development which are considered future candidates for incorporation



(e.g., the Saticoy Townsite). The urban enclaves contain sufficient land area of the County so that projected growth can be accommodated within the urban nodes.

The "Urban" land use category includes existing unincorporated urban nodes (e.g., the Saticoy Townsite) anticipated to annex to cities in the future. Although the 1967 Community Plan Map did not include lands south of Rosal Lane, the County's Open Space Element Map, based on the County's "1985 General Plan" (County-wide Land Use Element), designates the subject 68 acres "Urban" (the "1985 General Plan" was subsequently repealed by the Board of Supervisors on April 17, 1984).

The maximum residential density and the minimum parcel size consistent with the "Urban" land use category is established by the Saticoy Community Plan (Area Plan).

## (2) General Implementation

Unless otherwise indicated, the following statements and policies apply to the entire Open Space Element as well as the Saticoy Townsite's two Open Space Element land use categories:

- (a) Zoning Consistency - The Townsite's "Open Space" land use category, located within the Santa Clara River Floodway, is consistent with the "A-E" and "O-S" zoning districts. Zoning consistency with areas designated "Urban" is determined in accordance with the Saticoy Community Plan (Area Plan).

- (b) Zone Selection - Selecting the appropriate zone and subzone designation is determined by retaining appropriate existing land uses, accommodating proposed and anticipated land uses on the subject property, maintaining continuity with adjacent zoning designations, and implementing specific zoning and land use studies of the area in question.
- (c) Land Use Consistency - Consistency determinations between existing land uses (e.g., residential) and the Townsite's two Open Space Element land use categories (i.e., Open Space and Urban) is based on the land uses permitted and conditionally permitted in the zoning district's deemed to be consistent with the General Plan's Open Space Element land use categories.
- (d) Urban Reserve - The Local Agency Formation Commission's (LAFCO) adopted Sphere of Influence for the City of Ventura is depicted on the Open Space Element Map. While unincorporated lands within this sphere are generally designated in a manner consistent with the existing land uses, it is recognized that LAFCO has determined these areas to be appropriate for eventual annexation and urbanization by the City of Ventura and these areas are depicted on the Open Space Element Map as "Urban Reserve." It is the policy of the County to recognize future city boundaries and that unincorporated areas within spheres of influence (e.g., the Saticoy Townsite) will eventually annex. It is the policy of the County to recognize that the Ventura City boundary is a matter ultimately determined by the City, LAFCO,

and property owners/residents. Where Spheres of Influence are amended by LAFCO, the Open Space Element Map will also be amended. Refer to the section on "Annexation" for additional information.

b. City Open Space Element

In 1974, the City Council adopted an Open Space and Conservation Element which provides the basis for the City's Land Use Element. Approximately 85 acres of land, east of Los Angeles Avenue and south of Rosal Lane, was designated in the City's Open Space and Conservation Element as either "Agricultural Use (not to be reconsidered until 1990)" or "Flood Plain Area (not to be considered for urbanization until adoption of the a flood plain ordinance)." It is intended that agriculturally designated lands not be considered for urban uses until 1990 when the City will re-evaluate these lands. With regard to flood plain areas, it is City policy that no urbanization be allowed until a flood plain ordinance is adopted. Further discussion of flood plain related matters is contained in the Flood Hazard section of this report.

Because the Saticoy Townsite is an existing, developed community, the Open Space Plan designated the developed portion of Saticoy as "Existing Urban" which indicated that this area was primarily urbanized.

3. Land Use Element

The Land Use Element establishes policies designed to guide future growth and development in a manner consistent with State legal mandates and requirements, and the goals and quality of life desired by the citizens of the unincorporated County and the



City of Ventura. The policies of the Land Use Element become the basis for all decisions related to the use of land and the future expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

a. County Land Use Element

Specific land use plans for particular communities are developed by the County in the form of "area plans." These area plans, together with the County's Open Space Element, comprise the County's Land Use Element. One such area plan is the Saticoy Community Plan adopted September 1967.

This plan contains goals and policy recommendations related to the social, physical and economic development of the community. Several of these recommendations were extracted from the Saticoy Community Plan and organized by major subject categories (i.e., Residential Land use, Commercial and Industrial Land Use, Transportation, Housing, Community Facilities, Recreation, Community Design and Implementation) (see Appendix D).

The plan also includes acreage figures for future land uses which are reproduced in Appendix E. Map 3 was adopted as part of the Saticoy Community Plan and reflects the proposed land uses for this area. This map represents the officially adopted land use plan currently being used by the County of Ventura.

b. City Land Use Element

There are two important policy documents included in the City's Land Use Element which relate to the Saticoy Townsite. One is the City's Phasing Program and the other is the Future Land Use Map and associated policies. Both are discussed below.

(1) Phasing Program

The City's Phasing Program, which is part of the Land Use Element, was adopted in 1976 in response to a policy contained in the Open Space and Conservation Element. The major policy issue addressed by the Phasing Program was whether the dispersed patterns of growth, which the City was experiencing, should continue, or whether a policy of concentrated growth should be adopted. This latter concept of concentrated growth was ultimately adopted, whereby future development is phased and directed toward infilling of specific neighborhoods over time.

Under this program, all parcels which were not designated for agricultural use were placed into one of several phasing categories (e.g., Phase I - Neighborhood, Phase II - Neighborhood). Policies were developed for each phasing category which state when and under what circumstances urbanization will be considered. With the exception of the land east of Los Angeles Avenue and south of Rosal Lane, which was designated as agricultural use and flood plain, the Saticoy Townsite area was placed within the Phase III - Neighborhood category. With certain exceptions, the City's phasing policies generally prohibit new development at this time in the Phase III - Neighborhood east

of Saticoy Avenue. Exceptions to the Phasing Program generally relate to already developed areas. While the policies do allow the construction of a single-family home on an existing lot of record and amendments to existing permits (considered on a case-by-case basis), they do not allow properties to develop which require major planning approvals such as Annexation, Change of Zone, or a Planned Development Permit. A specific listing of categories of exempted properties, entitled "City Phasing Program Exemptions," is included in Appendix F. This same policy applies to the Phase II - Neighborhood as well (see City Phasing Map 4).

As can be seen on the Phasing Map, the Phase II and III - Neighborhoods include a large portion of the City's East End communities, of which the Saticoy Townsite is a part. Each year the City Council evaluates whether additional land in these neighborhoods should be opened for development. Criteria used in evaluating whether additional lands should be opened include the availability of public service facilities, the amount of vacant available land in areas open for development, and property owner preference.

Although the City's Phasing Program applies to the Saticoy Townsite area, the Comprehensive Plan recognized the unique developed character of this area, and as such designated the area as a "Special Study Area." Specifically, this policy states that, "Future land uses in the Special Study Areas defined on the Phasing Map of the Land Use Element will be determined on a case-by-case basis until special studies have been completed." Therefore, no specific land uses were ever identified within the Special Study Area of the Saticoy Townsite. Rather, the intent of the Special Study Area

is to designate future uses for the area at the time of the study. In addition, the phasing policies developed for the communities in the City's East End may not be totally appropriate for an already established community such as Saticoy. Consequently, this area was designated as a Special Study Area with the intent that policies and land use designations be developed for the area.

Separate policies were developed for the Special Study Area which state that development of available parcels should not occur unless the subject property is annexed to the City, or the County zoning and development regulations are changed to conform to the City's adopted land use policies. Special Study Areas generally identify those areas where urbanization has largely occurred in the County and could continue to do so under County and LAFCO policies. Similar studies were done for the Montalvo and Ventura Avenue areas prior to annexation of these areas. The purpose of such studies is to address problems and develop policy recommendations associated with urban development. Therefore, the preparation of a plan for the Saticoy Townsite is partly in response to this Special Study Area policy.

## (2) Land Use Policies and Map

A Land Use Element, which was based on the Open Space and Conservation Element, was adopted by the City Council in 1976. Therefore, lands within the Saticoy area which were shown on the Open Space Plan as "Existing Urban," "Agricultural Use" and "Flood Plain Area" were designated as such on the City's Future Land Use Map (see Map 5). As noted previously however, this



"Existing Urban" designation is subject to revision based on the "Special Study Area" overlay. In addition, an approximately 10 acre site, at the southwest corner of Wells Road and Telephone Road, has been designated for "Planned Commercial - Neighborhood" (PC-N) which would permit a neighborhood commercial center. It should be noted that about five of these acres are located on the west side of Brown Barranca and outside of the Saticoy Townsite area.

#### 4. Circulation Element

The Circulation Element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the Land Use Element of the General Plan in a manner consistent with State legal mandates and requirements.

##### a. County Circulation Element

The Circulation Element was originally adopted in 1971 and consists primarily of the "Corridor Map" and the "Maximum Number of Lanes Map." Although the Element includes text material, much of the information is descriptive in nature instead of functioning as adopted objectives or policies.

The Circulation Element generally includes those roads which are regionally significant and service inter-and intra-urban traffic demand. The Plan is designed to accommodate travel demands through 1990 between the various urban areas of Ventura County as well as the inter-County traffic between Ventura County and Los Angeles, Santa Barbara and Kern Counties. A road is usually portrayed on the Circulation

Element if it is a major thoroughfare of regional significance and its expected 1990 Average Daily Traffic Volume (ADT) is above 1,000, or is a road that is eligible to receive Federal Aid Secondary (FAS) Funds.

The maximum number of lanes designated does not necessarily imply that a road will be widened, only that it may be widened only to the width proposed on the 1990 Maximum Number of Lanes Map.

The County's Circulation Element does not include bikeways, bike lanes, or the more detailed system of collector streets (existing and proposed) as the City of Ventura's Circulation Element discussed below.

The Circulation Element currently designates State Highway 118 as a "Conventional State Highway" on the Corridor Map and indicates four lanes (between 84 feet and 94 feet of right-of-way required) on the Maximum Number of Lanes Map.

Telephone Road, although it traverses an area outside the Townsite's boundary, is designated as a "local road" on the Corridor Map and potentially could be widened to four lanes (between 84 feet and 94 feet of right-of-way required) on the Maximum Number of Lanes Map (see Map 6).

c. City Circulation Element

The City's Circulation Element was adopted in 1976 and includes a long range plan for the Saticoy Townsite (see Map 7). Highway 118 is shown on the City's Circulation Plan as an arterial roadway which would require future improvements (e.g., widening, channelization). The alignment for this roadway is a schematic representation until detailed

alignment studies are done. Currently, the California Transportation Department (Caltrans) is preparing alignment studies which are discussed further under the section of this report entitled, "Traffic and Circulation."

Also shown on the City's Circulation Plan is a future extension of North Bank Drive from its current terminus at Petit Avenue, through the Saticoy Community, to the Franklin Barranca. This roadway is categorized on the Circulation Plan as part of the "Engineer's Long Range System" (i.e., to be constructed at such time as adjacent land is redesignated from "agricultural use" to "urban"). While the roadway alignment shown on the map is south of and parallel to Nardo Street, it is only intended to be representative of the future need for a roadway in this general location.

5. "208" Water Quality Management Plan

The Ventura County "208" Water Quality Management Plan was originally adopted in 1978 in response to federal and state government mandates. The "208" Plan adopted a set of population/land use forecasts. These forecasts were made in five-year increments to the year 2000 for the entire County, as well as various geographic subareas, and included information on population, land use, dwelling units, school age population, and employment. In 1978, the forecasts and supporting text and maps were adopted by the Board of Supervisors, the nine cities, as well as many other agencies.

Following the initial planning process, these forecasts were updated as part of the County-wide Planning Program. The re-evaluation included updates of the regional goals and policies, critical land use planning issue statements, and population/land use issues. The most significant aspect of the revision process was an updating of the population forecasts for Ventura County

projected to the year 2000. Four alternative population growth scenarios were evaluated. The growth scenarios represented several population forecasts ranging from a figure of 700,000 (very low growth rate) to a figure of 861,000 (accelerated growth rate). On July 1, 1980, the Board of Supervisors adopted a County-wide population target figure of 811,305 for the year 2000.

For the San Buenaventura Growth Area, the "208" Plan forecasts a population of 89,000 by the year 1985, 93,000 by the year 1990, and 111,000 by the year 2000. (The Saticoy Townsite is included within the San Buenaventura Growth Area.)

The primary use of the "208" Plan projections and related plans is to guide applications for Federal Clean Water Act funds for construction of wastewater treatment facilities, to guide future population/land use decisions, and to implement the population forecasts in future General Plan updates.

The County-wide population forecasts contained in the "208" Plan are also used in the County of Ventura Air Quality Management Plan. The City of Ventura, in turn, is implementing the population forecasts for the San Buenaventura Growth Area through its "AQMP."

## 6. Existing Zoning

### a. Existing County Zoning

Land uses in the Saticoy Townsite are governed by numerous zoning districts, characterized by Residential (Rural and Urban), Commercial, and Industrial categories (see Map 8). With the exception of one parcel located at the southwest corner of Telephone Road and Wells Road, all land in the



Saticoy Townsite is within the County and governed by the County Zoning Ordinance. The County Zoning Ordinance is the primary tool for the implementation of the County's General Plan (Saticoy Area Plan and the Open Space Element). State law mandates consistency between the General Plan and the Zoning Ordinance. However, in the event the Zoning Ordinance is inconsistent with the General Plan, the land use designations of the General Plan control. Appendix G provides a description of each zone district within the County which is applicable to the Saticoy Townsite.

Residential uses in the Townsite north of the railroad right-of-way are zoned "R-1" (Single-Family Residential). Although most of these properties are zoned single family, many of the parcels are developed with two or more residential units on one lot. Most of these examples of multiple family units, located within single family zoning districts, can be characterized as "legal non-conforming" structures (i.e., may continue to operate but normally may not be expanded). Residential uses south of the railroad right-of-way are zoned R-2 (Two-Family Residential) and are also comprised of both single family and multiple family uses.

Many of the commercial uses in the Townsite are zoned C-2 (General Commercial). However on August 17, 1983, the County revised the Zoning Ordinance which eliminated the C-2 zone throughout the County. It is anticipated that existing C-2 land uses will eventually be rezoned to C-P-D (Commercial Planned Development) or other appropriate zones.

Industrial uses within the Saticoy Townsite are primarily zoned M-2. A portion of the industrial area west of Los Angeles Avenue is zoned M-3 (includes a meat packing plant).

Areas east of Los Angeles Avenue and south of Rosal Lane are zoned R-A-10 acres, R-2, C-2, M-1 and M-2 by the County.

b. Existing City Zoning

Because the Saticoy Townsite is under County jurisdiction, the City's Zoning Ordinance and zone categories are not applicable in this area. However, when unincorporated land is annexed to the City, these lands are generally rezoned to a City zone category which is consistent with the City's Comprehensive Plan and are equivalent or nearly equivalent to the County zone.

7. Permit Processing

Because the permit process involves both the City and County, it is not appropriate to distinguish between the City's and County's process. The County's permit processing procedures require all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's Zoning Ordinance Code. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) must meet County and City development standards because Saticoy is located within the City's Planning Area and will ultimately be incorporated into the City. If there is a difference in the standards between the two jurisdictions, the more stringent of the two standards apply. "Standards" involve permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height. Facilities such as streets, bikeways, secondary drainage facilities, and water systems should conform to the City of Ventura's standards.

In order to implement this, a method of City and County development review coordination has been established whereby the County notifies the City regarding development applications. Specific notification is given to the City by the County at the following points:

- a. Pre-application meeting;
- b. Application review period;
- c. New case committee meetings (application completeness and environmental determination);
- d. Development Advisory Committee meetings and permit hearings;
- e. Environmental document hearings; and
- f. Notification of final decision.

Project applicants are requested to contact both the County and the City for discussion of projects as early as possible in the design phase of the proposal.

8. Water and Sewer Policies

County and City policies regarding extension of water and sewer service are discussed under the Urban Services Section of this report.



D. URBAN SERVICES

1. Water

a. Existing Setting

Water services are provided to the Saticoy area by the City of San Buenaventura primarily from wells and through the diversion of water from the Ventura River. Originally, water was provided by the Saticoy Water Company, which was purchased by the City in the late 1960's. As part of that purchase, the City agreed to continue service to all existing customers in the area who had been served by the Saticoy Water Company. Agricultural uses east of Los Angeles Avenue irrigate crops from existing wells.

Saticoy is part of the "430" pressure zone of the City's water distribution system. The network of water lines, which extend through the Saticoy Townsite, connect into the City's system at two points--Telephone Road and Wells Road and Darling Road and Campanula Avenue. Because the City provides water service to the Saticoy Townsite, it is also responsible for the water line system. Currently, the City is planning to upgrade and replace some of the water lines and eventually, the City intends to upgrade all of the existing water line system. Although current water pressure levels may not be adequate to meet minimum fire flow requirements, this situation will be resolved with the replacement of the water lines. Construction of a water-conditioning plant at the Saticoy well site to be located at Telephone Road and Wells Road is included in the City's Five-Year Capital Improvement Plan. However, the location of this proposed facility is contingent upon the final Highway 118 alignment.

b. City Water Policy

In order to address water service questions throughout the City, policies were established to regulate requests for new or expanded water service. The first policy was enacted by the City Council in August 1976, and allowed new or expanded water service only to users located within the City limits. Exemptions were granted to this policy, and in October 1978, the City Council adopted a new policy resolution. This resolution clarified the intent of the previously adopted water policy and set specific criteria by which future requests for exemptions would be evaluated. The purpose of the water policy was to provide a measure which would enable the City to conserve scarce water resources for existing and future users within the City by restricting water service to properties outside the City limits. Exemptions to the policy may be granted for:

- (1) Single-family units on existing lots of record;
- (2) Expansion of service existing as of 1978 for fire protection sprinkler systems;
- (3) Other low water consuming users which do not involve any of the following: agricultural, land division, conflicts with the City's and County's land use policies, meters larger than 3/4's of an inch, or expansion of water mains.

Limited development has occurred in the Saticoy Townsite under the provisions of the water policy and prior water service through the City's agreement with the Saticoy Water Company. In order for a property to receive new or increased water services, it must be annexed to the City according to the City's Water Service Policy. Thus, the implications of this policy are that expansion of water services, outside those areas already being served, cannot occur unless the area was annexed and development was consistent with City phasing policies.

c. County Water Policy

The Guidelines for Orderly Development suggest that City Water Policy should be applied in this area. Existing County policy would permit the installation of individual or community water wells in the unincorporated area of Ventura County irrespective of the availability of public water system. The quantity and quality of the well water must also meet minimum standards established by the Environmental Health Division.

2. Sewer

a. Existing Setting

Depending upon the location, existing development in the Saticoy Townsite is either served by the Saticoy Sanitary District or has an on-site septic system. The Saticoy Sanitary District facility is located west of the Brown Barranca on the north side of the Santa Clara River (see Map 9). The facilities, which consist of a septic tank system and eight percolation ponds, were constructed in 1940 at a design capacity of just less than 0.1 MGD (million gallons per day). Current estimated average daily flow is about 0.1+ MGD, with a peak flow of 0.14 MGD. The facility's capacity is being slightly exceeded on the average flow basis and existing equipment is in poor condition. Industrial wastewater contributions are estimated to be relatively minor. There are no heavy industries in the Saticoy service area, although there are several agriculturally oriented industries. The Saticoy Meat Packing Company is connected to the Santa Clara Wastewater Company line which conveys oil field brine wastes to the City of Oxnard. It should be noted that industrial uses located in the Lirio Avenue area, south of Nardo Street, are located outside the Saticoy Sanitary District and are served by septic systems. Because the Sanitation District boundaries have been adopted by LAFCO as representing the maximum possible service area, expansion of these boundaries into other areas would require an amendment to the sphere of influence boundary.



Major improvements to the sewer collector line system were made several years ago by the Saticoy Sanitary District. These improvements were designed to prevent infiltration of groundwater, and repair connections, thereby saving treatment plant capacity. According to the Regional Sanitation District, many of the lines leading from the collector system into homes, however, are still in need of repair. The treatment plant itself is in poor condition. Consequently, a Clean Water Grant request for \$650,000 has been filed by the District to correct the poor conditions of the existing sewer plant. No increase in sewer capacity is planned. Because previous efforts to obtain federal funding have not been successful, the Saticoy Sanitation District has made alternate plans for rebuilding the plant with local monies.

There are no plans at this time for the City to accept sewage from the Saticoy service area. However, if this were to occur, it would be necessary to construct a major trunk line from the City's Wastewater Treatment Facility at the mouth of the Santa Clara River to Wells Road (a distance of about seven miles). The cost of this line, known as the Santa Clara River interceptor, was roughly estimated to be \$4.5 million in 1982 dollars. Capacity is available in the City's wastewater treatment system to accommodate Saticoy's sewer needs (see Map 10).

While upgrading the existing Saticoy Sanitary Plant would make the Saticoy Townsite less dependent on the City for future sewer service, new development which required sewer service could not be served because of the limited capacity. The Guidelines for Orderly Development suggest that City sewer policy should be applied in this area. However, the County's existing sewer policy permits the connection of residential/commercial/industrial development to on-site sewage disposal systems provided that applicable codes, policies, orders, etc., are complied with.

Thus, the issue is raised as to whether the existing sewer policy should be amended (County), the Saticoy sewer system should be upgraded (County and City), or construction should begin on the Santa Clara River interceptor (City). However, because of existing Phasing Program policies and other capital improvement deficiencies, construction of this Santa Clara River interceptor may not occur for several years.

b. City Sewer Policy

In 1976, the City adopted a policy resolution relating to annexation and sewer service connections. This policy reaffirmed the City's position that sewer service not be provided to properties located outside the City's boundaries. However, if a property, which is on a private septic system, annexes to the City, the property will not be required to connect to the City's sewer system as a precondition to annexation. The property is allowed to remain on a septic system until it fails. Furthermore, it is the City's policy not to allow new septic system or major remodels of existing septic systems.

Thus, the City might require any new development to hook up to a sewer system so that when annexation does occur, the problems commonly associated with private septic systems will be limited to currently existing systems. The implications of such a decision would affect expansion and/or construction of new development outside the Saticoy Sanitation Sewer District; that is, lands located east and west of Los Angeles Avenue and generally south of Nardo Street.

c. County Sewer Policy

According to the Ventura County Sewer Policy, any subdivision or change in land use requiring land use permits must connect to a public sewer, unless the sewer is not available within one-half mile of the project site or the total cost of connecting to the

sewer is more than twice the cost of installing a septic tank-soil absorption system. This assumes, of course, that the site is physically suitable for on-site sewage disposal system.

Normally, the Sewer Policy would be applied to all proposed commercial and industrial projects, including those in the Saticoy area. However, as stated previously, the Saticoy Sanitation Sewer District is currently at capacity, and no expansion or annexation to the District is proposed for that facility. Consequently, if the area east of Los Angeles Avenue and south of Rosal Lane were to develop with urban uses, it would not be feasible for that area to connect to the existing sewer system. Options for sewerage this area would, therefore, be limited to the installation of a septic tank-soil absorption system or delay development until the City sewer service is extended to that area.

With regard to septic tank-soil absorption systems, the County Environmental Health Division has concerns about allowing new commercial and industrial uses which would discharge wastewater into this type of system. Generally, two types of wastewater can be produced by commercial and industrial development. One is domestic-type wastewater from toilets, sinks, showers, etc. The other is any and all liquid waste from industrial or commercial processes. The County Ordinance Code (Sec. UPD Appendix I-9) prohibits the discharge of industrial and commercial process wastewater into septic tank-soil absorption systems. In unsewered areas, this wastewater is required to be collected in holding tanks and transported to approved off-site disposal locations.

Specifically, the Environmental Health Division is concerned that discharges of industrial or commercial wastewater into septic systems may cause the pollution of groundwater supplies, as well as health and nuisance problems. Even though the County requires

holding tanks to be used with these businesses, it is extremely difficult to stop the intentional or unintentional discharge of process waste or hazardous waste into the soil absorption system.

In addition, studies have shown that large, individual sewage disposal systems, commonly required for commercial or industrial development, typically have higher failure rates than single-family units, more readily reduce soil's ability to absorb wastewater, and may cause a localized rise in groundwater levels which could impact on-site systems and systems on adjacent properties.

According to the Environmental Health Division, public sewers are the preferred method of sewage disposal because they are connected to sewage treatment plants which can usually provide the necessary daily monitoring and testing of the wastewater entering the plant. Public sewers also provide a much higher degree of treatment than that provided by a soil-absorption system. Additionally, public sewer systems usually require industrial/commercial facilities to pretreat their wastewater to remove hazardous materials and substances which may damage the treatment plant. However, if wastewater containing such materials or substances inadvertently enters the treatment plant, the plant can, in most cases, divert and/or treat the wastewater so that pollution does not occur. Obviously, a septic tank-soil absorption system does not have similar capabilities. Instead, hazardous wastes could be discharged into the ground and ultimately enter groundwater supplies and result in irreparable damage or very expensive cleanup. There are many recent examples of industrial population via septic tank-soil absorption systems, including some in Ventura County.



Identified groundwater recharge areas exist in or near the Saticoy Townsite. Specifically, the spreading grounds for the United Conservation District exist south of the north bank of the Santa Clara River and serve as the primary source of groundwater replenishment for the entire Oxnard Plain. The existence of recharge areas in this general location emphasizes the importance of connecting potential development in this area to a public sewer system, in that septic systems could adversely impact water quality.

### 3. Traffic and Circulation

#### State Highway 118

State Highway 118 provides the major access through the Saticoy area. This road currently follows Los Angeles Avenue, across the Santa Clara River bridge, north to Violeta Street. Here it makes two right angle turns and then follows Wells Road until it terminates at State Highway 126. The freeway interchange at the intersection of Highway 118 (Wells Road) and Highway 126 (Santa Paula Freeway) provides freeway access north of the Saticoy Townsite.

This two-lane section of Highway 118 carries the most traffic (25,300 average daily trips) of any two-lane highway in Ventura County. Given the traffic signal at Los Angeles Avenue and Nardo Street, the California Department of Transportation (Caltrans) estimates that the section of Highway 118 between Nardo Street and Vineyard Avenue is operating at Service Level E/F during peak hours. This means that the roadway is at capacity and is experiencing long queues of traffic. This roadway has experienced frequent backups across the Santa Clara River bridge during peak hour traffic. Due to structural and functional problems associated with the Santa Clara River bridge, this bridge qualifies for funding for replacement under the Federal Bridge Replacement Program. Because federal funding is available for bridge

replacement and because of increasing congestion along this roadway, the California Transportation Commission has programmed a project to replace the Santa Clara River bridge and widen and realign portions of Highway 118 as necessary between Vineyard Avenue (State Highway 232) and State Highway 126. The Commission has placed this project in the 5-Year State Transportation Improvement Program (STIP) and has earmarked approximately \$19 million for its completion.

In order to establish a new alignment for Highway 118, Caltrans developed several alternatives which were presented at an "open house" held on February 23, 1984, in the Saticoy Community. Approximately 150 persons attended the open house, the purpose of which was to receive comments on the alignments to be studied. Based on this input, Caltrans will be preparing right-of-way needs studies and an environmental impact report on the alignments listed below (see Map 11). It should be mentioned that three alternative alignments (Alternatives A, C and the Southwest By-Pass), presented or suggested at the open house, have since been dropped from further consideration by Caltrans. However, these alternative alignments will be addressed in the Environmental Impact Report/Statement. Alternative A would have traversed the agricultural lands east of Los Angeles Avenue and followed the existing alignment of Alelia Avenue. Alternative C would have extended Wells Road to the south through existing industrially developed lands. Because those alternatives were considered too disruptive of existing developed areas, they have been deleted from the list of alternatives. The Southwest By-Pass Alternative would have bypassed the Saticoy Townsite west of the Brown Barranca. At one time, Caltrans had adopted a freeway alignment in this area and acquired portions of the right-of-way. However, that land has since been sold and will be developed with residential uses. Caltrans dropped this alternative because it would 1) pass through developed areas, and 2) require substantial out of the way travel.

Alternatives still under consideration are as follows:

ALTERNATIVE B      Los Angeles Avenue - This alternative follows the existing Los Angeles Avenue road alignment from the bridge until it reaches Violeta Street, where it would continue in a northerly direction through the western portion of the existing residential neighborhood. Alternative B would then curve to the west through existing agricultural land where it would join Wells Road and ultimately connect into the Highway 126 interchange.

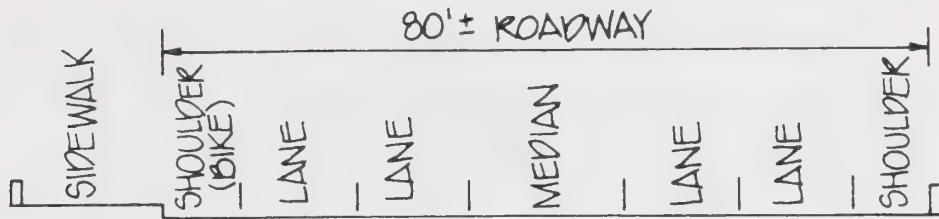
ALTERNATIVE D      Lirio Avenue - This alternative assumes relocation of the bridge west of its current location. The roadway would then follow Lirio Avenue across Nardo Street and the railroad right-of-way and generally follow the Brown Barranca until it connects with Wells Road and Highway 126.

ONE-WAY COUPLET  
ALTERNATIVE      One-Way Couplet Design - The one-way couplet would involve using Los Angeles Avenue and Lirio Avenue as one-way roadways through the Saticoy Townsite. This concept would eliminate the jog in Los Angeles Avenue and could require the construction of two one-way bridges. Such a concept could minimize right-of-way acquisition.

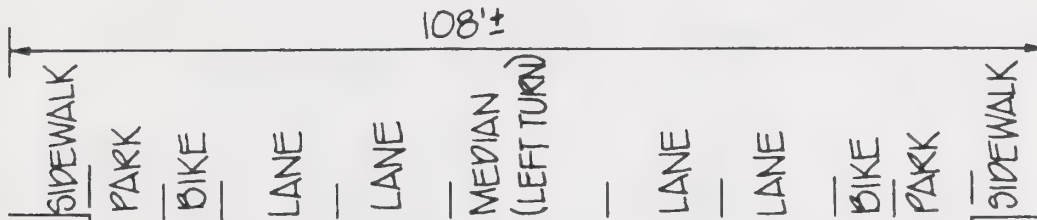
NORTHEAST  
BY-PASS  
ALTERNATIVE      Northeast By-Pass Alternative - This alternative would cross the Santa Clara River near its present alignment, then head east and north passing through vacant and agricultural lands. A new interchange at Highway 126 would be required approximately one mile east of the present interchange. Although such a concept could minimize right-of-way acquisition within the existing Townsite, it could adversely impact viable agricultural lands.

# EXHIBIT A

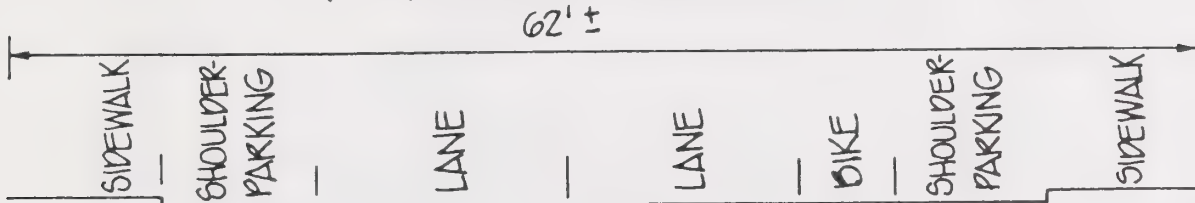
## POSSIBLE BRIDGE - 4 LANE ROADWAY



## POSSIBLE 4-LANE ROADWAY CONCEPT

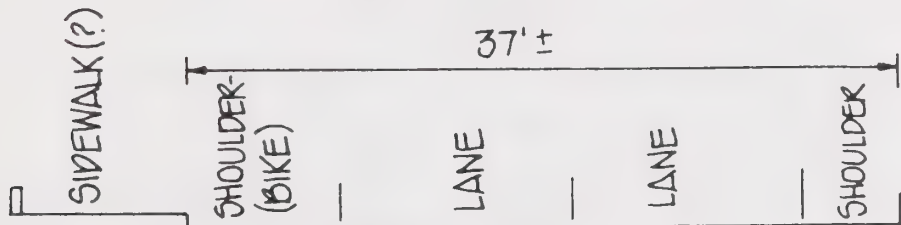


## POSSIBLE ONE-WAY COUPLET CONCEPT (2 ROADWAYS REQUIRED)



## BRIDGE

## ONE-WAY COUPLETS - 2 BRIDGES REQUIRED





Caltrans has prepared several sketches depicting possible roadway right-of-ways, based on the four lane or two lane one-way couplet concept (see Exhibit A). The amount of right-of-way required is dependent upon the alternative selected as shown in the table below. Generally, under this concept a four-lane roadway would require up to 108 feet of right-of-way and a one-way couplet would require up to 62 feet per one-way segment. Should a 6-lane roadway be determined to be necessary, up to 132 feet of right-of-way could be required.

POSSIBLE RIGHT-OF-WAY REQUIREMENTS

<u>Alternative</u>	<u>Existing R/W</u>	<u>Additional R/W Required with 4-Lane Roadway</u>	<u>Additional R/W Required with 2-Lane One-Way Couplet</u>
Line B	80' (Los Angeles Avenue)	Up to 28'	None
Line D	60' (Lirio Avenue)	Up to 48'	2±'
Bypass	0'	108'	None

NOTE: Any required right-of-way involving existing roadways would probably be taken along one side of the existing roadway right-of-way.

In order to arrive at an alternative alignment, Caltrans will study this issue with existing organizations, including the Ventura County Association of Governments (VCAG) and recognized community groups in Saticoy. It is estimated that the process of evaluating alternative alignments, including the preparation and public circulation of a draft environmental impact report/statement, will require approximately a year and a half. An additional nine months will be needed for public hearings and final certification of the EIR/EIS. Thus, selection of an alignment is expected by July 1986. Once a preferred alignment is established, Caltrans estimates an additional two years will be

required to complete engineering studies and acquisition, relocation, and clearance activities. Therefore, construction of a new bridge and roadway improvements are planned to begin within the next four to five years (1988-89).

With regard to acquisition and relocation, Caltrans will prepare appraisals of those properties identified within the preferred right-of-way alignment. For those business and residences which might be relocated and are eligible, relocation assistance is available both in terms of money benefits and advisory assistance through the State Department of Transportation.

#### Telephone Road

Telephone Road, which is an arterial street, provides access into the Saticoy area from the west where it intersects with Highway 118. 1982 traffic volumes for Telephone Road averaged 9,310 trips per day. Improvements planned for Telephone Road are discussed in the Urban Services Section.

#### Local Streets

The residential area east of Highway 118 is served by an internal street system which is partially interrupted by the railroad right-of-way and by an elevated earthen mound which contains the Saticoy storm drain, located between Aster and Violeta Streets. Industrial uses west of Highway 118 are served by Nardo Street and Lirio Avenue, which are both collector roads. Currently, the only traffic signal in Saticoy is located at the intersection of Nardo Street and Highway 118 (Los Angeles Avenue). However, due to heavy traffic on Highway 118 during peak hours, the City and Caltrans plan to locate a traffic signal at Telephone Road and Highway 118 (Wells Road). Completion of this project is expected in late 1984 or early 1985.

#### 4. Railroads

The Southern Pacific Transportation Company operates a branch line (as opposed to a main line) through the Saticoy Townsite. This line serves citrus packing and produce operations and typically handles one to two trains a day. It is anticipated by the Southern Pacific Transportation Company that this line will continue operation at its current level. Thus, no increase in use or abandonment of the line is expected.

#### 5. Parks

As mentioned earlier, Saticoy Park located north of Ditch Road and east of Alelia Avenue (extended) provides local park facilities to residents of the Saticoy Townsite. This 3.6 acre park contains baseball facilities and picnic areas.

Adjacent to and immediately west of the Townsite at Wells Road and Telephone Road is the 73-acre Saticoy Regional Park. The County purchased the site, formerly known as Charmin' Charlie's (a privately owned golf course), in 1977 for park purposes. Funding for the purchase was through contributions by the County, the City, the State and the Federal Government. A series of regional recreational development proposals were considered and rejected because of substantial public controversy about the elimination of golf use and the anticipated effects of a large number of users on local traffic.

In 1981, the County, with extensive community involvement, adopted a plan for retaining 75% of the site as a golf course under County jurisdiction and to develop the remaining 25% of the site at the southwest corner as a youth sportsfield complex under City jurisdiction. The youth sportsfield complex was officially transferred to the City in 1984. Completion of improvements to both parts of the site is scheduled for June 1985.

## 6. Schools

Elementary age school children attend Saticoy School, located northwest of the Townsite at Jasmin Avenue and Darling Road. According to Ventura Unified School District officials, Saticoy School is at about 85% capacity. New development within the larger Saticoy Community, which is either under construction or proposed, will add new students to the school. Therefore, the School District is attempting to monitor this situation to minimize potential impacts.

## 7. Police

The Ventura County Sheriff's Department currently provides police protection within the Saticoy Townsite area. One patrol unit from the West County Patrol Division is assigned to the study area with primary responsibility for responding to police assistance calls within this portion of the unincorporated County. An informal mutual assistance agreement exists between the Ventura Police Department and the Sheriff's Department, whereby a City police unit will respond to an emergency call in the study area if the Sheriff is unable to respond or if City police units are the closest.

As annexation of portions of the study area takes place over a period of time, a transfer of responsibilities for City police service for the annexed properties would occur.

## 8. Fire Protection

The Saticoy Townsite is served by the City of Ventura's Engine Company No. 4, located at Telephone Road and Montgomery Avenue, and the County's Engine Company No. 26, located at Telegraph Road



and Olive Road. The City and County fire departments have a mutual assistance agreement, whereby the nearest engine company, City or County, will respond to a call for assistance.

A significant fire service problem exists within the study area. The existing two, three and four-inch water lines are outdated and do not meet current standards regarding fire flow requirements. As noted in the earlier discussion of "Water Service," the City of Ventura provides water to the study area from wells and the Ventura River. The City plans to upgrade all of the existing substandard water lines with 8-inch and 12-inch lines so as to meet current fire flow standards (i.e., up to 2,500 gallons per minute (GPM) pressure rating for residential uses and up to 4,500 GPM for commercial and industrial uses).

#### E. AGRICULTURAL LANDS

About 18% of the land within the Saticoy Townsite is in agricultural production. The majority of this land is located east of Los Angeles Avenue and south of Rosal Lane. About 55 acres of this area is either in agricultural production, or is vacant and has agricultural potential. This agriculture/vacant land also adjoins additional agricultural lands located northeast of Franklin Barranca which lies outside the Townsite boundary.

The 55 acres of agriculture/vacant lands south of Rosal Lane are designated as Prime Farmlands based on the Soil Conservation Service's Important Farmlands Inventory (IFI) maps (see Map 12). The IFI utilizes four categories for classifying farmland:

Prime Farmlands are irrigated soils over 40 inches deep with an available water holding capacity of four inches or more. They are generally well-drained and free from frequent flooding, soil reaction is neither extremely acid nor strongly alkaline and soils do not have salt or alkali problems, the erosion hazard is only slight and farming is not limited by cobbly surface layers, very slow subsoil permeability or freezing soil temperatures.

Statewide Farmlands are lands other than "prime" that have a good combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. The criteria is basically like that of "prime" but there is no minimum soil depth limitation and no permeability restriction. They may be slightly saline and alkali and have moderate erosion hazard.

Unique Farmlands are additional lands which produce high value food and fiber crops as listed in the annual report of the U. S. Department of Agriculture and are irrigated. In Ventura County, this generally means hillside citrus and avocado plantings.

Local Farmlands, as developed by the Soil Conservation Service's Field Office in Somis and reviewed by the Ventura County Agricultural Advisory Committee, represent dry farmed lands and unirrigated "Prime" or "State-Wide" farmlands.

In determining the sectors of the Saticoy Townsite area which should be considered for "agricultural" use, one of the criteria used by the County was the IFI maps prepared by the Soil Conservation Service for Ventura County. Generally, all larger agricultural parcels within the study area have been identified as being of "State-Wide Importance" or "Prime" agricultural land. Other criteria used for an "agricultural" designation were parcel size. The general standard used by the County is a minimum of 40 acres for agricultural use. The impacts of surrounding land use were also considered (parcels surrounded by urban land uses are less viable than those adjacent to agricultural areas). A final criteria was the intensity and probable duration of the agricultural use. The existence of a Land Conservation Contract (LCA) was taken to indicate continued agricultural use for at least 10 years. Recent expansion of, or improvement to, agricultural operations were also taken as indicating continued use.

Based on the preceding factors, the County's Open Space Element presently designates the majority of the vacant lands lying east of Los Angeles Avenue as "Urban" and the 1967 Saticoy Plan did not include this portion of the community within its study area. The specific reasons for the County's "Urban" designation are as follows:

1. The 1985 County General Plan (Land Use Element) designated this area as "Urban" (Note: This plan was subsequently repealed on April 17, 1984).
2. None of the parcels exceed 40 acres.
3. None of the parcels are covered by a Land Conservation Act (LCA) contract.

4. Urban land uses currently exist to the west and north of this area.
5. Anticipated urban expansion within Saticoy should be confined to the Townsite area bounded by the Brown and Franklin barrancas on the west and east and the Santa Clara River on the south.

Although all of this land is unincorporated County territory, a small portion lies within the City of Ventura's Sphere of Influence (approximately 12 acres).



F. MINERAL RESOURCE PROTECTION

A portion of the Saticoy Townsite may be affected by the forthcoming Mineral Resource Management Program (MRMP). One of the main purposes of the MRMP is the identification of mineral resource areas based on the State Department of Mines and Geology's most recent maps and information (see Map 12). The MRMP will amend the County's Open Space and Conservation Elements to the General Plan and will establish mineral resource protection overlay zones on some unincorporated County territory which have been recognized by the State as being particularly valuable sources of aggregate.

The State's geology maps and the MRMP exhibit maps have identified about 60 acres of land within the Saticoy community which contains high quality aggregate. Consequently, there is a potential for future sand and gravel extraction in the area. Furthermore, the MRMP would place an overlay zone on the land which would preclude land uses that "significantly hamper or preclude access to the mineral resource." The properties, as identified on the accompanying map, are essentially vacant or in agricultural production (i.e., row crops). Most of these lands also lie within or adjacent to the 100-year flood plain and floodway of the Santa Clara River and are designated "Urban" and "Open Space" on the County's Open Space Element (the Open Space designation identifies the river's floodway). Many of the owners of these properties are requesting more intensive future land uses such as industrial.

The MRMP has identified some potential conflicts in future land use for the vacant/agricultural properties located in the southeast portion of the Saticoy Townsite. Depending on the nature of the mining and the subsequent reclamation of the site, future sand and gravel extraction could be made compatible with continued agricultural operations assuming appropriate mitigation measures were instituted. However, mineral resource extraction would be generally incompatible with high intensity urban uses such as future industrial or future residential land use.

## G. FLOOD HAZARD/DRAINAGE

The Saticoy Townsite area is located within the Santa Clara River drainage area. Drainage through this area follows the Brown Barranca, Franklin Barranca and the Saticoy storm drain which flow into the Santa Clara River. Head waters of these drainage courses are in the mountainous areas north of the City. This section addresses existing drainage and flood plain conditions within the Townsite area, as well as existing Federal, County and City policies.

As a general introduction to flood plain areas, the area of the 100-year flood is divided into a "floodway" and a "floodway fringe." The "floodway" is the channel of a river plus any adjacent flood plain areas which must be kept free of development in order that the 100-year flood be carried without substantial increases in flood elevation. The area between the floodway and the boundary of the 100-year flood is termed the "floodway fringe." The floodway fringe thus encompasses the portion of the flood plain that could be completely obstructed without increasing the water-surface elevation of the 100-year flood more than 1.0 foot at any point.

### 1. Existing Setting

Brown Barranca forms the southwestern boundary of the Saticoy Townsite and is a natural earth channel from its point of intersection with the Santa Clara River upstream to an area north of Foothill Road. Based on preliminary flood plain maps prepared by the Federal Insurance Administration (FIA), a major portion of the Saticoy Townsite is shown as being subject to flooding by a 100-year flood (see Flood Plain Map 13). Brown Barranca has been identified as a major source of potential flooding in the Saticoy area. However, Franklin Barranca also contributes to the 100-year flood plain. More specifically, the Saticoy Townsite is located within the floodway fringe, while the actual river and

barranca channels constitute the floodway. According to preliminary FIA maps, the type of flooding which Saticoy might experience would involve shallow flooding where depths are between 1.0 and 3.0 feet.

Brown Barranca is under the jurisdiction of the Ventura County Flood Control District (VCFCD), which administers the County Watercourse Ordinance (discussed below). Due to the lack of funding, the VCFCD has no plans to make channel improvements to Brown Barranca at this time. If channel improvements are made, minimum improvements may include stabilization (e.g. rock or concrete walls) similar to improvements north of Telegraph Road. Major improvements may include an open or covered concrete-lined channel. This latter approach, to provide major improvements, is preferred by the VCFCD due to fewer maintenance and repair requirements. In the interim, culvert crossing improvements are being planned by the City at Telephone Road and the barranca crossing as a part of roadway improvements for Telephone Road. While construction is scheduled for 1985, culvert improvements may be dependent upon the ultimate alignment for Highway 118. It is important to note that the City's Future Land Use Map designates a linear park system along Brown Barranca extending from Foothill Road to and along the Santa Clara River. The County's 1967 Saticoy Community Plan also proposes a park system along Brown Barranca. These designations generally support retention of a natural-appearing barranca when channel improvements are ultimately made.

The Santa Clara River forms the southeastern boundary of the Saticoy Townsite area and is characterized by relatively high banks. According to preliminary FIA maps, the floodway and 100-year flood plain boundary for the river are virtually coterminus in this area. Thus, flood waters from a 100-year storm are expected to remain within the banks of the existing river channel.

Franklin Barranca forms the northeastern boundary of the Saticoy Townsite area. Between the points of intersection with the Santa Clara River and Wason Barranca, the Franklin Barranca is a reinforced concrete trapezoidal channel. This channel has been designed to handle a 50-year flood. As mentioned previously, potential flooding from the Franklin Barranca together with the Brown Barranca places the Saticoy Townsite within the 100-year flood boundary.

A minor drainage channel, known as the Saticoy Drain, begins at the 126 Freeway, and runs along the west side of the Poinsettia Gardens Mobile Home Park, then turns towards Telephone Road, where it discharges into Brown Barranca. This drainage channel serves a limited area of Saticoy and includes both an open channel and enclosed channel system.

## 2. Existing Flood Plain Policies

The following is a discussion of existing Federal, County and City flood plan policies as they relate to the Saticoy Townsite:

### a. Federal Policies

The Federal Insurance Administration (FIA) is currently preparing a Flood Insurance Study which is designed to determine the location and severity of flood hazard within the County of Ventura. The purpose of this study is to make subsidized flood insurance available, provide consistent, uniform mapping, and provide regulations for protection of buildings in flood plain areas.

Included in the Flood Insurance Study will be 100-year flood elevation maps and other information showing the degree of flood risk. This information will be used by the City and County as a basis for developing a flood plain ordinance.



Release of the adopted flood elevation maps by the FIA is not expected until November 1984. Consequently, adoption of a flood plain ordinance is not expected by either the City or County until 1985.

b. Flood Plain Policies

Major portions of the Santa Clara River, including the area adjacent to the Saticoy Townsite area, are currently under County jurisdiction and are, therefore, regulated by the County's General Plan and Zoning Ordinance. Watercourses, including Brown and Franklin barrancas, are regulated through the County Watercourse Ordinance which is administered by the VCFCD. Development in the flood plain is regulated by the County Subdivision Ordinance and building regulations. These plans and policies are discussed in further detail below.

(1) County General Plan

The Open Space and Conservation Element of the County General Plan provides overall policy direction for those areas within and adjacent to the flood plain areas of the Santa Clara River and its tributaries. Those areas within the floodway are generally designated as "open space" and are thereby limited to non-urban land uses. Areas adjacent to the floodways (i.e., floodway fringe) are generally designated on the basis of their existing land use. On the other hand, where urban uses exist, or where vacant land was determined to be non-prime agricultural land, it has been designated as "urban." Thus, the County General Plan does not include a specific policy for dealing with floodway fringe areas and they are normally

treated the same as adjacent non-floodplain areas. In the Saticoy area, the industrial and agricultural lands adjacent to the Santa Clara River floodway are designated as "urban" on the County's Open Space and Conservation Element.

(2) Flood Control District

In 1972, the Ventura County Flood Control District (VCFCD) adopted an ordinance which regulates the use of watercourses under District jurisdiction. Under this ordinance, known as the County Watercourse Ordinance, the Flood Control District controls action which might obstruct or change flow characteristics in watercourses (including the Santa Clara River and contributing barrancas).

The stated purpose of the ordinance is "to protect life and property from flood and storm waters within or overflowing the banks of those certain watercourses within the purview of Section 2-6 which specifies the limits of the watercourses." Thus, it is directed primarily toward the goals of flood protection.

The Watercourse Ordinance requires the issuance of a permit by the Flood Control District in order to perform any construction, excavation, landfill, planting or any other act which will impair the flow of water in, or interfere with access to designated watercourses. This policy restricts urban land uses within the actual stream or floodway (i.e., "beds and banks" of the river or as adopted by the County Board of Supervisors) rather than the 100-year flood plain area. Issuance of permits proceeds on a case-by-case basis and hinges solely on whether a given proposed use

will substantially impair the flow of the watercourse or result in endangering life and property. Within the floodway fringe, the VCFCD requires that new development be elevated 1.0 foot above the base flood level.

### (3) City Policies

Land in the Saticoy Townsite area adjacent to the Santa Clara River is currently designated on the City's Future land Use Map as "Flood Plain Area (not to be considered for urbanization until adoption of flood plain ordinance)." The "Flood Plain Area" designation and policy are part of the City's Open Space and Conservation Element. Mapping of the Santa Clara River flood plain areas generally followed the "Standard Project Flood" boundaries established by the Corps of Engineers in 1968 for the Santa Clara River. A "Standard Project Flood" is an area generally equivalent to or somewhat greater than the 100-year flood plain.

However, according to preliminary FIA flood hazard maps, the Townsite area is not subject to flooding from the Santa Clara River, but rather from adjacent barrancas. City flood plain policies do not apply to areas within the flood plain of other sources such as barrancas. For land located within the flood fringe of a barranca, which includes virtually all of the Saticoy Townsite area, it is the City's policy that new development must be consistent with VCFCD requirements (i.e., elevated 1.0 foot above the base flood level).

Given the preliminary FIA flood hazard maps, it would appear that the portions of the area currently designated on the City's General Plan as "Flood Plain Area," within the Saticoy Townsite, are no longer considered to be subject to flood hazards. Therefore, following the adoption of the FIA maps by the Federal government, the City intends to revise its General Plan to more accurately reflect the 100-year flood plain of the Santa Clara River. In addition, the City has begun work toward the preparation of a flood plain ordinance, now that detailed flood plain maps are being prepared by the Federal Insurance Administration.



### III. ISSUE ANALYSIS

#### INTRODUCTION

Based on the previous "Existing Setting" section, it appears that issues in the Saticoy Townsite area can be placed into two major categories -- urban services and land use. Furthermore, it appears that certain issues can be more readily addressed on a geographic subarea basis because of common physical characteristics. Consequently, for purposes of the "Issue Analysis" section, issues will be discussed either on an areawide basis or according to the following subareas (See Map 14):

##### Original Townsite Subarea

Includes the developed portion of the Townsite study area lying north of Nardo Street (west of Los Angeles Avenue) and north of Rosal Lane (east of Los Angeles Avenue). Includes the same area located within the Saticoy Sanitary District Service Area boundary.

##### Lirio Industrial Subarea

Existing developed industrial area located south of Nardo Street and west of Los Angeles Avenue.

##### Southeast Subarea

Predominately agricultural or vacant land located south of Rosal Lane and east of Los Angeles Avenue.

A. URBAN SERVICE ISSUES

1. Water

a. Areawide Issues

There are existing deficiencies in the City's water distribution system which serves the study area. Specifically, the water distribution system does not meet fire flow requirements. The City plans to upgrade this system through its Water Improvement Fund. Should new development occur, connections to the existing distribution system would be the responsibility of individual developers, and would be conditioned at the time of approval.

The availability of adequate water supply to serve additional development in this area is a significant issue. The City's supply sources are very limited, and the City's water policy is intended to conserve the City's water supply by restricting water service to properties within the City limits. There are limited exemptions in the Water Policy which would allow for limited additional development in the Townsite area (e.g., single family units on existing lots, etc.). However, the Water Policy would not allow for water service to major undeveloped parcels in the study area until the parcels are annexed to the City.

In 1983, the City amended its Water Policy as it relates to the North Ventura Avenue area. Based on adoption of a General Plan Amendment for this area by both the City and County, the City allowed for water service to these properties which were designated as being appropriate for immediate development in that plan. This policy amendment allowed for a limited amount of additional urban development in this area without requiring annexation.

While it may be possible to consider further amendments to the Water Policy as related to the Saticoy Townsite area, there are significant differences between the two areas. First, the North Avenue community is located within the service area of the Casitas Municipal Water District, which is considered to be a stable long-term water source. On the other hand, the Saticoy Townsite area is located in the United Water Conservation District which is reliant on groundwater wells--a less reliable source. Furthermore, the majority of undeveloped land in the Ventura Planning Area is located in the United boundary. Therefore, in allowing additional water service in the Saticoy Townsite study area, the City may be reducing the available water supply to other developable land in the Ventura Planning Area, some of which is currently within the City limits or would annex at the time of development.

b. Subarea Issues

(1) Original Townsite Subarea

The majority of land within this subarea is already developed and has existing water service from the City. Minor expansion of existing development in this area would generally be allowed under the existing water policy.

(2) Lirio Industrial Subarea

The majority of developed properties in this subarea have existing water services, and would be allowed to continue operation or make minor expansions under the existing water policy. However, there are a few larger undeveloped parcels (totaling about 5 acres) which do not have water service and would not be served under the existing policy.

(3) Southeast Subarea

The majority of land in this subarea is undeveloped, and does not receive water service from the City. Water service to these parcels would not be allowed under the existing water policy since they are outside the City and were not previous Saticoy Water District customers. Amending the water policy to allow water service to this area could result in allocating a substantial portion of the remaining available water supply in this area. Existing wells in this subarea provide water for agricultural purposes and may be capable of providing water to new urban development. However, it is not known whether this water meets water quality standards, is of sufficient volume to meet development needs, or whether environmental impacts, such as overdrafting groundwater sources, might result.

c. Conclusions

- (1) Except for not meeting fire flow requirements, the existing water distribution system appears to be adequate to serve existing development. The City and County should evaluate to what extent the fire flow deficiency would limit additional development in the study area.
- 2) Public water supplies (piped water) to the study area is limited, and is currently restricted through the City's water policy. Allowing development in the Southeast Subarea would have a significant effect on available water resources in the Ventura Planning Area.
- 3) The County's present water supply permits the installation of individual and community water wells regardless of the availability of public water systems. The County should



consider amending its water policy on lands located within City spheres of influence so as to be consistent with City water supply procedures.

## 2. Sewer

### a) Areawide Issues

While the sewer line collection system serving the study area is in need of some repair, the major deficiencies in the sewer system for this area relate to the treatment plant which is owned by the Saticoy Sanitary District. This plant is currently operating at or near capacity, and is in need of major repairs to improve its efficiency. Therefore, additional development in the study area would require either: (1) expansion of the existing treatment plant; (2) installation of on-site septic systems; or (3) connection to the City sewer treatment plant. Use of septic systems in this area is unacceptable to the City, and County Environmental Health Division staff has concerns about industrial/commercial development using on-site sewage disposal system (see previous discussion). Connection to the City system would require annexation under current City policy. In addition, the approval of new development in this area and/or development in the eastern Ventura Planning Area, will eventually require construction of a major sewer interceptor line (known as the Santa Clara Interceptor) unless the Saticoy plant is expanded. The scheduling of this project will relate primarily to the timing of additional residential development in the Phase II and Phase III - Neighborhood areas of the City.

### b. Subarea Issues

#### (1) Original Townsite Subarea

This subarea is located totally within the boundaries of the Saticoy Sanitary District. Some limited additional development in this area could probably be accommodated by the

existing facilities; however, eventually, it will be necessary to either improve the existing treatment plant, or connect the entire system to the City treatment plant.

(2) Lirio Industrial Subarea

This area is outside the boundaries of the Saticoy Sanitary District, and existing industrial development is served primarily by on-site septic systems. As noted earlier in this report, septic systems for industrial development are generally unacceptable to the City and County, can create major environmental problems, and are also inconsistent with City urban service policies for developing areas. Therefore, consideration should be given to securing additional sewer treatment capacity prior to allowing additional development in this area and/or modifying the County's existing sewer policy, thus prohibiting the connection of industrial/commercial development to on-site sewage disposal systems.

(3) Southeast Subarea

This subarea is also outside the boundaries of the Saticoy Sanitary District. Therefore, it may be appropriate that no new development should be allowed in this subarea until additional sewer capacity is secured and/or modify the County's existing sewer policy, thus prohibiting the connection of industrial/commercial development to on-site sewage disposal systems.

c. Conclusion

- (1) Existing sewer treatment facilities are at or near capacity, and the existing treatment plant is also in need of repairs to improve efficiency.

- (2) Additional development in the Lirio Industrial Subarea and Southeast Subarea cannot be adequately accommodated by the existing sewer treatment plant.
- (3) Prior to allowing additional development in either the Lirio Industrial or Southeast Subarea, the affected public agencies should agree on a long-range plan for providing adequate sewer treatment facilities to this area.
- (4) Recognizing County staff concerns regarding the potential illegal discharge of industrial/commercial type wastewater into on-site sewage disposal systems, the County should consider modifying the existing sewer policy so as to require sewer hookups for all new industrial/commercial development.

### 3. Traffic and Circulation

#### a. Areawide Issues

Within the next two years, the California Department of Transportation (Caltrans) is expected to select a new or altered alignment for Highway 118. In order to reach a final decision, Caltrans will evaluate at least four alternative alignments.

The location of this roadway will significantly affect efforts by the City and County to prepare a final land use plan for the Saticoy Townsite area. More specifically, certain types of land uses tend to be more dependent on a major roadway than other land uses. Thus, future land use decisions are predicated on the future roadway alignment. For this reason, the City and County should be involved in the roadway selection process and future land uses and policy implications should be evaluated for each of the alternative alignments. Consequently, it may be appropriate to postpone the adoption of a final land use plan until an alignment is determined. This is discussed further under the

"Land Use" section. In addition, selection of a preferred alignment should attempt to minimize disruption of existing land uses. Finally, Caltrans should consider the future location of connector roads, including the proposed North Bank Drive shown on the City's Circulation Plan, when evaluating alternative alignments.

b. Subarea Issues

(1) Original Townsite Subarea

An important consideration in selecting an alignment for the expansion of Highway 118 is to minimize its impacts on existing land uses in this subarea. However, it may be necessary under any of the alternatives to acquire additional right-of-way, limit access to the public right-of-way, or make other changes which will affect existing land use patterns in the area. Therefore, proposals for new or expanded development in this subarea should be carefully evaluated as to potential conflicts with the alternative alignments being considered for Highway 118.

(2) Lirio Industrial Subarea

Both Alternatives B and D would affect existing and future development within this subarea. For example, selection of Alternative D (Lirio Avenue extended) could create conditions which would support additional commercial development uses along Lirio Avenue, whereas selection of Alternative B could result in demand for additional commercial uses along Los Angeles Avenue. Until the selection is made, it will be difficult to make final land use decisions for this subarea.



(3) Southeast Subarea

The selection of an alignment for Highway 118 could have significant effects on long-term land uses in this area. Selection of Alternative B (Los Angeles Avenue) or the Northeast Bypass could place development pressures on the undeveloped parcels in this area. Similarly, the Northeast Bypass alternative may place development pressure on this area, and would reduce the agricultural viability of the area.

c. Conclusions

- (1) Caltrans should consider the land use implications of the alternative alignments of Highway 118.
- (2) In approving any new or expanded development in the Original Townsite subarea, consideration should be given to the potential impacts of the Highway 118 realignment.
- (3) The selection of an alignment for Highway 118 could have significant effects on long-term land use patterns in the Lirio Industrial Subarea and the Southeast Subarea.

4. Storm Drainage

a. Areawide Issues

Brown Barranca has been identified as a major source of potential flooding in the Saticoy Townsite area. Barranca deficiencies extend from Highway 126 to the Santa Clara River and will require reconstruction of the channel. The estimated cost of this project is \$2.5 million. The design of improvements to Brown Barranca will be dependent on the selection of an alignment for Highway 118. Alternative D extends from Lirio Avenue north along

Brown Barranca and would result in the reconstruction of a portion of the barranca as part of that project. The other alignments would not affect Brown Barranca and would, therefore, require local design and funding of barranca improvements. Whether these improvements should attempt to retain the barranca in a natural-appearing state or consist of major improvements remains an issue. In addition to Brown Barranca, there are other storm drainage deficiencies within the study area, including Franklin Barranca and Saticoy Drain. These channels will need to be improved as a condition of future development within the study area.

b. Subarea Issues

(1) Original Townsite Subarea

The majority of the developed and undeveloped land in this area is subject to flooding from Brown Barranca, Franklin Barranca and/or Saticoy Drain according to draft flood hazard maps prepared by the FIA.

(2) Lirio Industrial Subarea

The entire subarea is subject to flooding according to draft FIA flood hazard maps. It is assumed that the primary source of flood hazard in this area is Brown Barranca.

(3) Southeast Subarea

This entire subarea is subject to flooding according to FIA maps. A portion of this area is shown as being located in the floodway of the Santa Clara River, and the remaining area is assumed subject to flooding from the Brown and Franklin barrancas and Saticoy Drain.

c. Conclusions

- (1) Brown Barranca represents a significant flood hazard to the Townsite area. It appears that plans for improving the barranca to carry a 100-year storm should be developed and implemented prior to allowing significant additional development in this area. These plans must also be coordinated with the Highway 118 realignment. Whether the barranca should be retained in a natural-appearing state should also be addressed.
- (2) Improvements to Franklin Barranca and the Saticoy Drain should be required in conjunction with further development in the area.

B. LAND USE ISSUES

1. Open Space Element

a. Areawide Issues

None.

b. Subarea Issues

(1) Original Townsite Subarea and Lirio Industrial Subarea

Both the City and County open space elements identify the Original Townsite and Lirio Industrial subareas as an existing developed area. Because these urban designations are generally consistent with one another, no issue is raised relevant to the Open Space Element.

(2) Southeast Subarea

The County's Open Space Element designates the majority of this area as "Urban," with the portion adjacent to the Santa Clara River designated as "Open Space." This conflicts with the City's designation of this land as "Agricultural Use (not to be reconsidered until 1990)" and "Flood Plain Area (not to be considered for urbanization until adoption of Flood Plain Ordinance)." According to the Guidelines for Orderly Development, new development should conform to standards and land use restrictions equal to or more restrictive than the City's regulations. Therefore, under current practice, consideration should be given to utilizing the City's land use policies in this geographic area.



As noted previously, the soils in the Southeast Subarea are classified as "prime" agricultural. However, the Northeast Bypass Alternative, in particular, could affect agricultural viability and increase pressures for urban development. In addition, a portion of this subarea is identified for potential sand and gravel extraction under the Mineral Resource Management Program (MRMP). The issue of retaining these lands for agricultural use, designating these lands for urban use, deleting them from the MRMP, or permitting some type of future aggregate extraction should be addressed as part of any future land use planning.

c. Conclusion

- (1) The City and County open space elements are in conflict regarding appropriate land use designations for the Southeast Subarea.
- (2) The "Guidelines for Orderly Development" suggest that new development conform to the City's Open Space Element due to the City's more restrictive land use designations in the Southeast Subarea.
- 3) The City and County should re-evaluate open space designations as it pertains to the Southeast Subarea, based on highway alignment determinations and other criteria. In evaluating the land use designations, it may be appropriate to develop land use alternatives for each roadway alignment alternative and address the following:
  - (a) continued agricultural use
  - (b) urban development
  - (c) sand and gravel extraction
  - (d) combination of land uses

## 2. Land Use Element

### a. Phasing Policies

#### (1) Areawide Issues

Except for the Southeast Subarea, the Saticoy Townsite area has been placed within the Phase III - Neighborhood category of the City's Phasing Program. The primary reason for the phasing program was to rationally locate development in order to utilize existing public services prior to allowing development to occur in areas where there are significant public service deficiencies. These deficiencies include insufficient street widths, inadequate storm drains, sewer capacity and water system deficiencies, inadequate parks, and fire protection deficiencies. Thus, with certain exceptions, the City's phasing policies do not allow new development that would exacerbate these existing conditions. For example, these exceptions allow the construction of a single-family home on an existing lot, but would not allow any development which required a major planning approval (e.g., land division, planned development permit). Furthermore, as new areas are opened for development, capital improvement programs designed to alleviate those deficiencies are prepared.

#### (2) Subarea Issues

##### (a) Original Townsite

Several relatively small vacant parcels of land still exist within this subarea. Because the area is already developed, water, sewer and circulation facilities are in place and currently serve existing development. However, the City and

County should evaluate whether in-fill development, or a limited amount of development expansion, would have a significant impact on existing urban services.

(b) Lirio Industrial Subarea

City phasing policies prohibit major expansions or new development in this subarea primarily due to water, sewer, and drainage deficiencies. As mentioned previously, no public sewer facilities exist within this subarea, and the City and County would not consider it acceptable to allow new development which would require additional sewer capacity. However, expansion of existing development, which would not require additional sewer demand, may be generally consistent with County environmental health policies. Water service is not provided to new users or major water consumers under the City's Water Policy due to limited water availability. However, water service may be extended to previous customers or low water users in this area. Drainage is also an issue, in that Brown Barranca is not capable of carrying a 100-year storm and may subject this area to shallow flooding.

(c) Southeast Subarea

This subarea is located outside the City's phased neighborhood boundary since lands designated for agricultural use in the City's General Plan are not intended for urban development. If these lands were designated for urban use, they would be placed within the Phase III - Neighborhood due to

existing urban service deficiencies in similar Phase III areas. Deficiencies within this subarea primarily relate to water, sewer, roadway improvements and drainage.

(3) Conclusion

- (a) The City and County should evaluate whether in-fill development and limited expansion in the Original Townsite Subarea would have a significant impact on public services.
- (b) Sewer deficiencies and City water policy generally to prohibit major new development in the Lirio Industrial Subarea. However, the City and County should evaluate whether limited expansion would have a significant impact on urban services if such expansion does not require additional sewer capacity.
- (c) If urban uses were allowed within the Southeast Subarea, and this area were in Phase III, phasing issues and urban service deficiencies would need to be evaluated.

b. Land Use Element

(1) Areawide Issues

As mentioned previously, until a final alignment of Highway 118 is selected, it will be difficult to make land use decisions. This may suggest the need to postpone the adoption of a final land use plan and develop alternative land use plans for the respective



alternative alignments. It may also be appropriate to develop interim land use and development policies until such a plan can be adopted.

(2) Subarea Issues

(a) Original Townsite Subarea

The 1967 Saticoy Community Plan identifies specific land uses and serves as the County's official Land Use Element for this area. At present, the City does not have a specific land use plan for this area. Instead, the City's Land Use Element identifies the Saticoy Townsite as a special study area where it is intended that future land uses will be determined on a case-by-case basis until special studies have been completed. Thus, the City and County land use elements are not necessarily inconsistent with one another.

However, issues raised in the 1967 Saticoy Community Plan are still relevant and relate to land use conflicts between industrial and residential uses (north and south of the railroad tracks). Another issue relates to residential density. For example, areas shown on the Saticoy Community Plan as single family are, in most instances, developed with multi-family residential uses. These issues should be addressed as part of any future land use planning. Regarding future highway alignments, a new alignment through or bypassing the Original Townsite could affect the location and amount of certain land uses (e.g., commercial).

(b) Lirio Industrial Subarea

This area is identified in the 1967 Saticoy Community Plan as "Industrial." City land use policies are the same as those applied to the Original Townsite. Thus, the City and County land use elements are not necessarily inconsistent for this area. However, existing and future land uses in this subarea may be affected, particularly by the proposed Lirio Avenue, Los Angeles Avenue, or the one-way couplet alternative alignments of Highway 118.

(c) Southeast Subarea

Issues relating to the Land Use Element for this area are similar to those discussed in the Open Space Element Section for the Southeast Subarea (e.g., continued agricultural use, urban use, or mineral resource protection). However, a land use element identifies specific land uses. Therefore, if urban uses are found to be appropriate, it will be necessary to determine the specific uses, such as industrial, commercial, or residential, given the overall framework of the Highway 118 alignment alternatives.

(3) Conclusion

- (a) Until a roadway alignment is selected for Highway 118, the adoption of a final land use plan would be difficult.

(b) Interim land use policies may be needed until a final land use plan can be adopted.

(c) It may be appropriate to develop alternative land use plans for each alignment alternative. In addition to considering land use impacts from the alternative roadway alignments, the following issues should be addressed:

1. Original Townsite Subarea

- industrial and residential land use conflicts
- appropriate residential densities

2. Lirio Industrial Subarea

- continued industrial use
- new commercial uses

3. Southeast Subarea

- continued agricultural use
- urban development (e.g., industrial, commercial, residential)
- sand and gravel extraction

### 3. Zoning Policies

#### a. Areawide Issues

As required by State law, rezonings must be consistent with adopted land use plans. However, because it would be difficult to adopt a final land use plan until a roadway alignment is selected, in the interim it may be appropriate not to permit any further rezonings. As an alternative, it may be determined that rezonings are appropriate, provided they conform to an approved interim land use plan and would not conflict with potential future land uses.

#### b. Conclusion

Consideration should be given to developing interim policies that will guide zoning actions until a land use plan is adopted.

### 4. Sphere of Influence/Annexation

#### a. Areawide Issues

Depending upon the urban boundary, as determined by the final adopted land use plan, it may be necessary to eventually amend the present sphere of influence boundary in order to be consistent with the final land use plan adopted by the City and County.

Existing State annexation laws make annexation of the Saticoy Townsite area very difficult in the near term because of the intervening distance of 300 or more feet from the existing City boundary. However, the sphere of influence boundary does indicate that eventual annexation of this area is appropriate. Existing City policies require annexation as a condition of development. Since the majority of



the Townsite is developed, and water and sewer facilities are generally in place, annexation is not an immediate goal of the City or residents of the Townsite. In addition, the City would not be able to provide sewer service for several years which is often a reason to promote annexation.

b. Conclusion

- (1) An amendment to the sphere of influence boundary may be necessary to reflect the ultimate urban boundary as determined by the final adopted land use plan.
- (2) While annexation in the short term is difficult, it is intended that the Saticoy Townsite ultimately be annexed to the City.

5. Flood Hazard Policies

a. Areawide Issues

According to preliminary FIA flood hazard maps, nearly the entire Townsite area is located within the 100-year flood plain (i.e., the Brown and Franklin barrancas are the major sources of potential flooding). With the exception of the river channel itself, no part of the Townsite is within the 100-year flood plain of the Santa Clara River. Because City urbanization policies apply only to the area within the river flood plain and because the floodway and floodway fringe are virtually the same in this area, no conflict between City and County policies appears to exist. Issues dealing with channel improvements to correct barranca deficiencies are discussed under the Storm Drainage Section.

b. Conclusion

- 1) An amendment to the City's General Plan will be necessary to reflect new flood plain area boundaries as determined by the FIA.

#### IV. IMPLEMENTATION PROGRAM (INTERIM POLICY AND FINAL LAND USE PLAN)

The preceding three sections of this Report, which constitutes Phase I of the Saticoy Planning Program, have described the physical setting of the Townsite, outlined existing plans, policies and procedures, inventoried the availability of public services, and raised several issues concerning the future development trends in the Saticoy Townsite. Based on this analysis, it is recommended that an Implementation Program consisting of 1) an Interim Policy Plan (Phase II) which addresses alternative land uses and interim policies, and 2) a Final Land Use Plan (Phase III), referred to as the proposed Saticoy Area Plan Update, be prepared.

This section briefly describes the contents of the next two phases of the planning program and their relationship to one another. Phase II of the Saticoy Planning Program will be the preparation of an "Implementation Program" consisting of the following:

- A. Preliminary land use alternatives to be assessed during the preparation of the Saticoy Area Plan Update, based in part on the four Highway 118 realignment scenarios being developed by Caltrans.
- B. Interim policies that will guide land use decisions and zoning actions until the Saticoy Area Plan Update is adopted.
- C. Interim policies that will guide infrastructure expansion within developed and undeveloped portions of the community until a Saticoy Area Plan Update is adopted.

Although only temporary in duration, the interim policies of the Implementation Program are necessary in order to provide needed guidelines for evaluating discretionary and ministerial permit requests (e.g., zone changes, conditional use permits, planned development permits). These interim policies will be utilized as input into Phase III of the Saticoy Planning Program (i.e., the preparation and final adoption of the Saticoy Area Plan Update).

Based on a tentative timetable established by Caltrans, it appears that the draft Environmental Impact Report/Statement for the alignment of Highway 118 will not be completed until Fall 1985. The environmental documentation for the realignment of Los Angeles Avenue will be utilized by the County and the City of Ventura staff in their Saticoy Area Plan Update Environmental Impact Report. Consequently, a final version of the proposed Saticoy Area Plan Update (Phase III) would not be ready for Board of Supervisors/City Council public hearings until early 1986.





MAPS





CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

### EXISTING LAND USE

- STUDY AREA BOUNDARY
- RESIDENTIAL - S.F.
- RESIDENTIAL - M.F.
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURE
- INSTITUTIONAL
- VACANT

7-84



1" = 200'

## MAP 1















CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

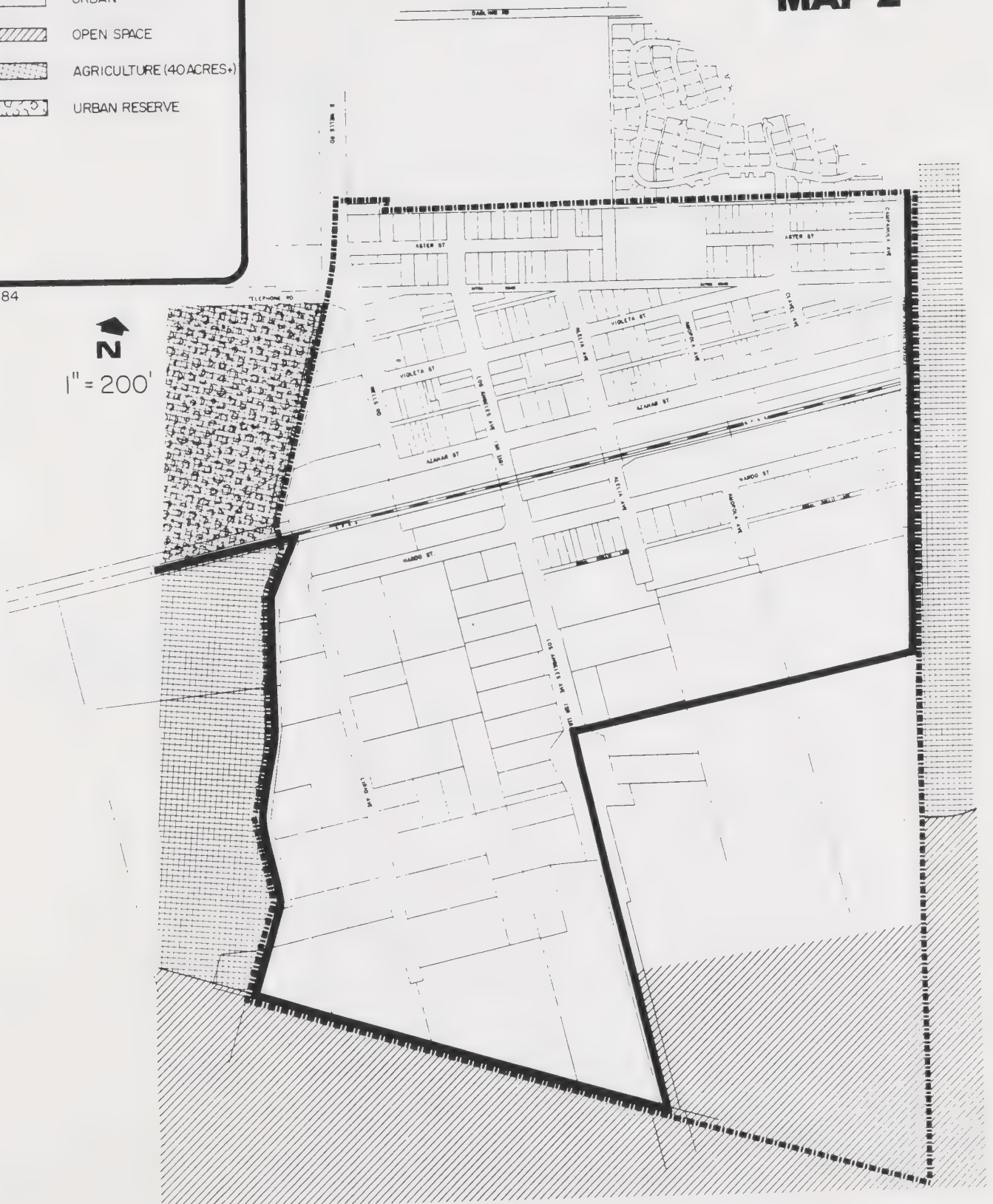
COUNTY OPEN SPACE ELEMENT MAP

-  STUDY AREA BOUNDARY
-  SPHERE OF INFLUENCE
-  URBAN
-  OPEN SPACE
-  AGRICULTURE (40 ACRES+)
-  URBAN RESERVE

7-84

  
1" = 200'

# MAP 2







CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite


SATICOY COMMUNITY PLAN

(COUNTY-ADOPTED 1967)

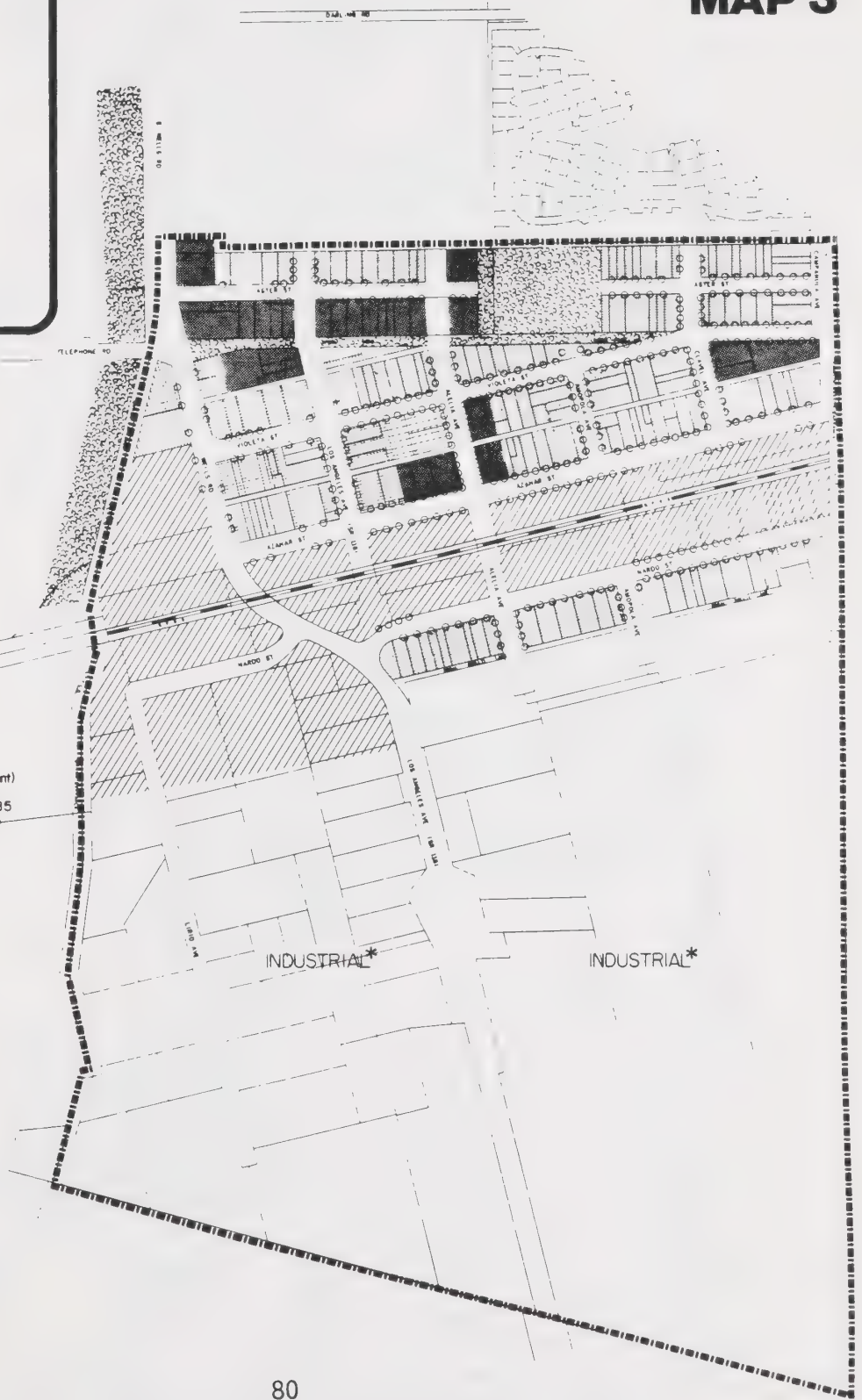
- STUDY AREA BOUNDARY
- SINGLE RESIDENTIAL
- MULTIPLE RESIDENTIAL
- COMMERCIAL
- PARK
- PUBLIC & SEMI PUBLIC
- INDUSTRIAL
- STREET TREES

## MAP 3

7-84

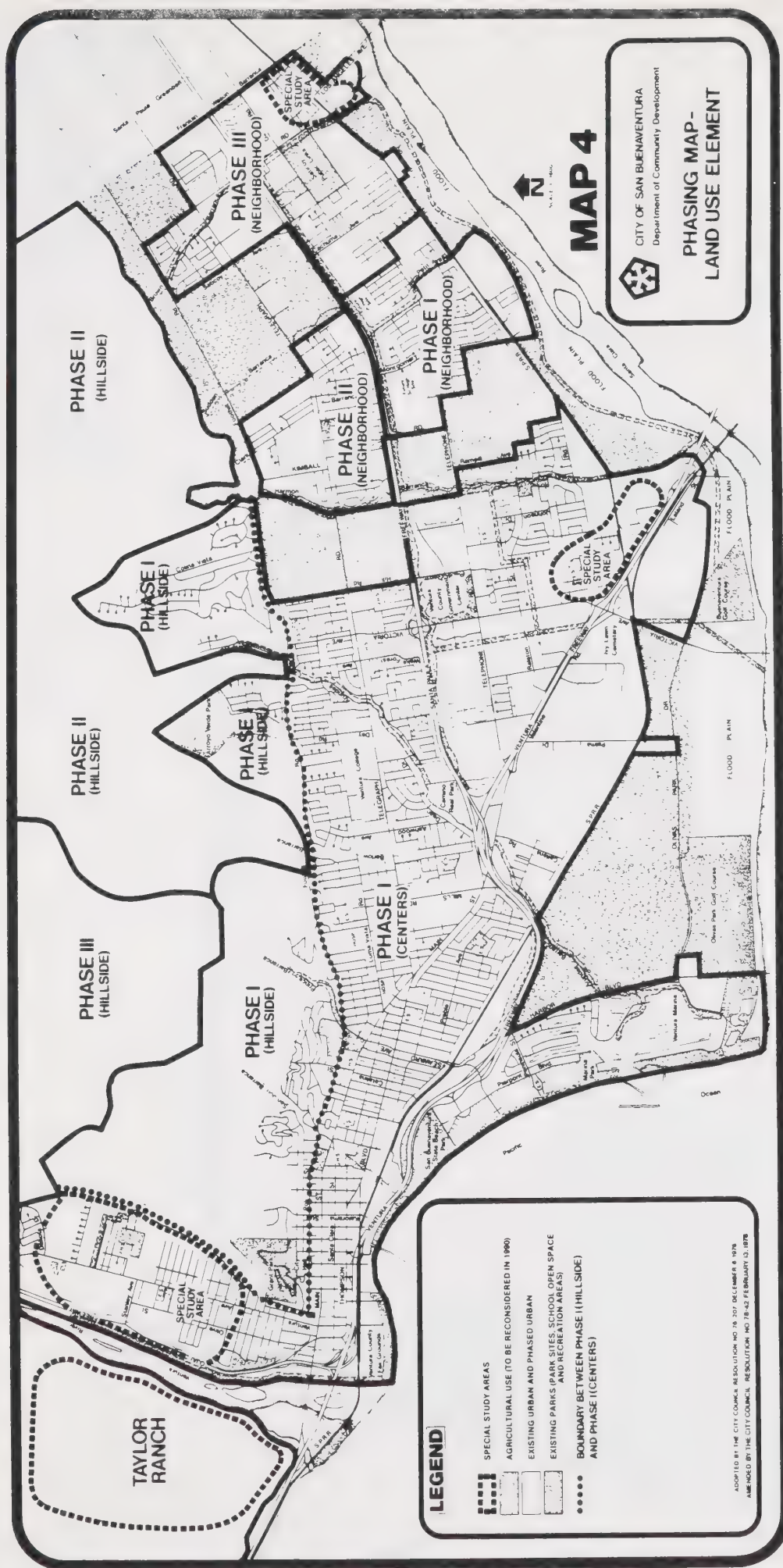
  
1" = 200'

\* Interpretation by County Planning Director on January 24, 1980, based on "1985 General Plan" (Countywide Land Use Element) which determined that these lands are designated "Urban (Industrial)". This "1985 General Plan" has since been superseded by the County's Open Space Element.









**MAP 4**

CITY OF SAN BUENAVENTURA  
Department of Community Development

**PHASING MAP -  
LAND USE ELEMENT**

**LEGEND**

- SPECIAL STUDY AREAS
- AGRICULTURAL USE (TO BE RECONSIDERED IN 1990)
- EXISTING URBAN AND PHASED URBAN
- EXISTING PARKS (PARK SITES, SCHOOL OPEN SPACE AND RECREATION AREAS)
- BOUNDARY BETWEEN PHASE I (HILLSIDE) AND PHASE II (CENTERS)

ADOPTED BY THE CITY COUNCIL, RESOLUTION NO. 78-42 FEBRUARY 13, 1978  
AMENDED BY THE CITY COUNCIL, RESOLUTION NO. 78-42 FEBRUARY 13, 1978





CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

### CITY FUTURE LAND USE PLAN

- ■ ■ ■ ■ STUDY AREA BOUNDARY
- EXISTING URBAN
- ■ ■ ■ ■ RESIDENTIAL  
PR-15 Planned Residential (Avg. of 15 du/net ac)
- ■ ■ ■ ■ COMMERCIAL  
PC-N Planned Commercial-Neighborhood
- ■ ■ ■ ■ LINEAR PARK SYSTEM
- ■ ■ ■ ■ AGRICULTURAL USE  
(To Be Reconsidered In 1990)
- ■ ■ ■ ■ FLOOD PLAIN AREA  
(Not To Be Considered For Urbanization  
Until Flood Plain Ordinance Adopted)

7-84



1" = 200'

## MAP 5









CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

COUNTY CIRCULATION ELEMENT  
Corridor Map & Maximum Number of Lanes Map

- ▬ STUDY AREA BOUNDARY
- ▬ CONVENTIONAL STATE HIGHWAYS\*
- ▬ LOCAL ROADS\*

\*4 LANES

NOTE NETWORK SHOWN REPRESENTS 1990  
REQUIREMENTS OF REGION WIDE  
IMPORTANCE

PLEASE CONSULT WITH COUNTY  
PUBLIC WORKS AGENCY AND  
RESOURCE MANAGEMENT AGENCY  
FOR ADDITIONAL INFORMATION

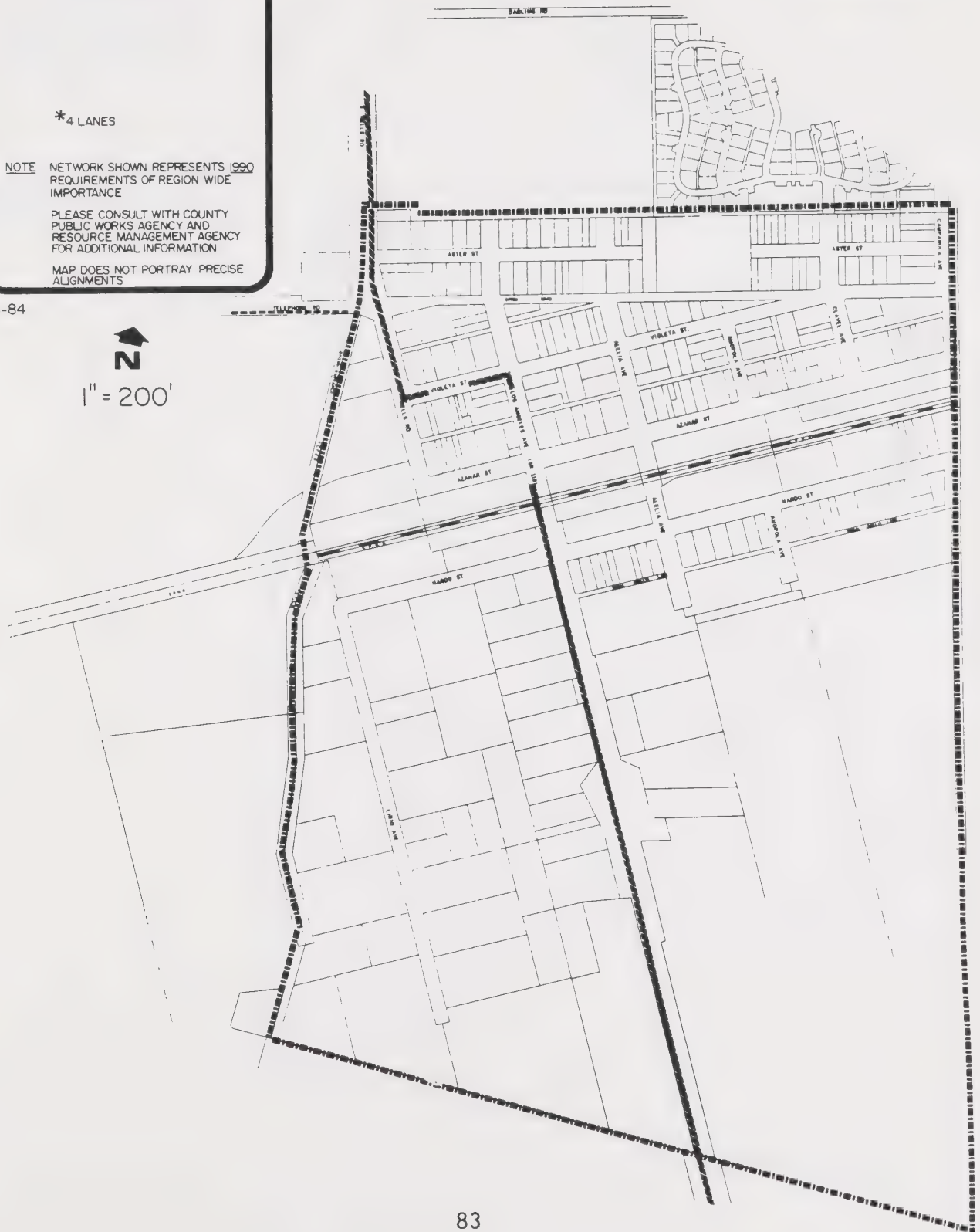
MAP DOES NOT PORTRAY PRECISE  
ALIGNMENTS

8-84



1" = 200'

## MAP 6









CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

### CITY CIRCULATION PLAN

- STUDY AREA BOUNDARY
- FUTURE IMPROVEMENTS (Arterial)  
(e.g. widening, channelization)
- CIRCULATION PLAN
- ENGINEER'S LONG RANGE  
SYSTEM (Conceptual  
Alignment)

NOTE: THE ADOPTED CIRCULATION PLAN RECOGNIZES THE 1990 AGRICULTURAL COMMITMENT OF THE CITY'S ADOPTED OPEN SPACE PLAN. ALSO SHOWN IS THE ENGINEER'S SUGGESTED LONG RANGE CIRCULATION SYSTEM WHICH IS TO BE USED FOR DEDICATION AND SETBACK PURPOSES BUT NOT FOR LAND USE DECISIONS.

8-84

1" = 200'

# MAP 7







## Saticoy Townsite

### EXISTING COUNTY ZONING

- R-A RURAL AGRICULTURAL ZONE
- R-E RURAL EXCLUSIVE ZONE
- R-1 ONE-FAMILY RESIDENTIAL ZONE
- R-2 TWO-FAMILY RESIDENTIAL ZONE
- M-1 INDUSTRIAL PARK DISTRICT
- M-2 LIMITED INDUSTRIAL DISTRICT
- M-3 GENERAL INDUSTRIAL DISTRICT
- C-2 GENERAL COMMERCIAL ZONE\*
- C-P-D COMMERCIAL PLANNED DEVELOPMENT ZONE

\*THE C-2 ZONE DISTRICT HAS BEEN DELETED FROM VENTURA COUNTY ZONING ORDINANCE

7-84

R-I-1Ac.

Annexed to the City 77-78



1" = 200'

## MAP 8









CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

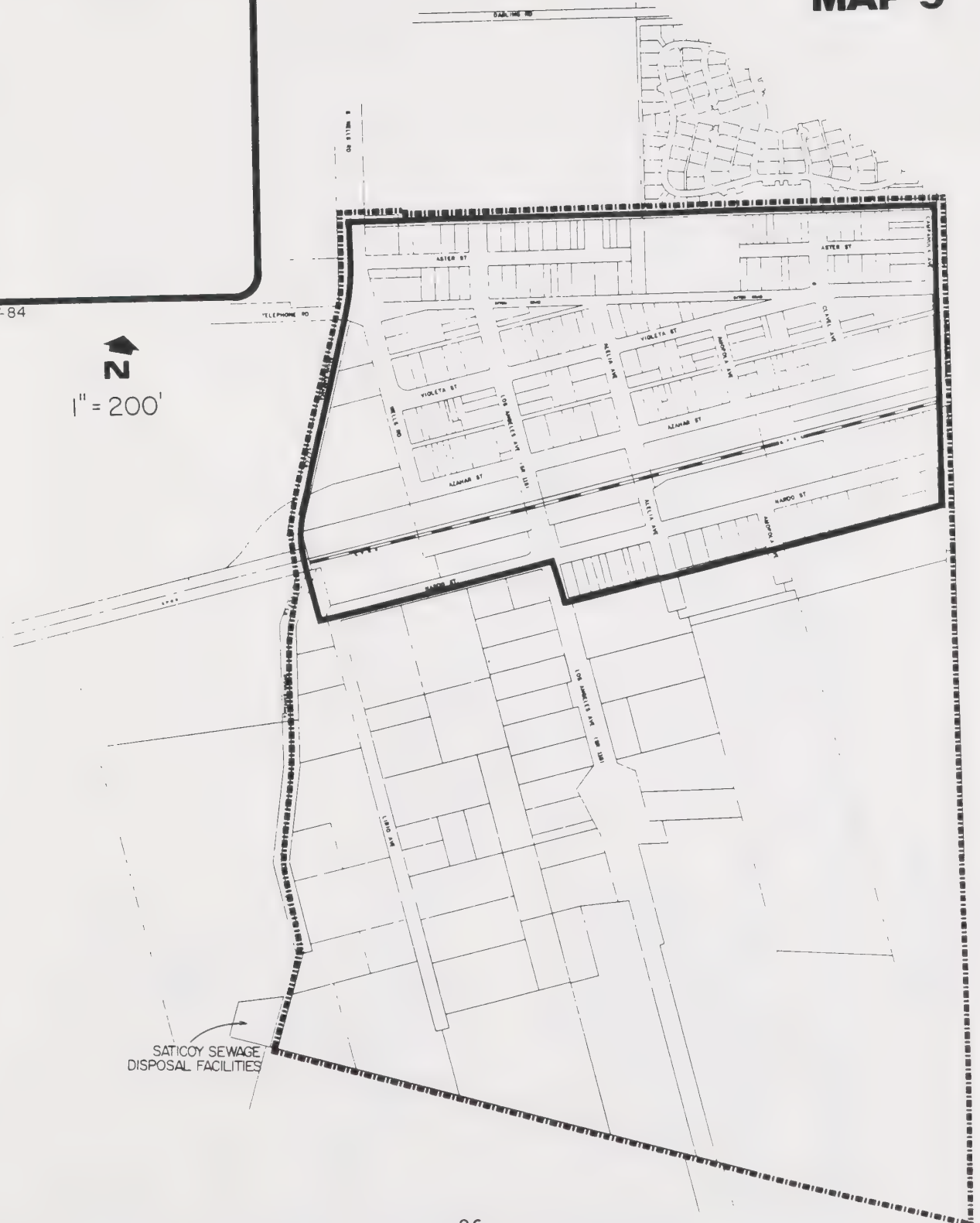
### SEWER DISTRICT

- Study Area Boundary
- Area served by the Saticoy Sanitary District

7-84

↑  
N  
1" = 200'

## MAP 9









# MAP 11

**CITY OF SAN BERNARDINO**  
Department of Community Development  
Planning Division

**Satellite Townships**

**HIGHWAY 118 ALTERNATIVES**

STUDY AREA BOUNDARY

ALTERNATIVE B  
ALTERNATIVE D  
NORTHEAST BY-PASS  
Extends to the east and  
outside the Township  
boundary  
ALTERNATIVES A & C  
(DROPPED)

84  
N  
1"=200'

SOUTHWEST BY-PASS  
(DROPPED)









CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

PRIME FARMLANDS &  
MINERAL RESOURCE AREA

STUDY AREA BOUNDARY

PRIME FARMLANDS\*  
(Applied to vacant lands only)

STATE DESIGNATED  
MINERAL RESOURCE  
PROTECTION AREA

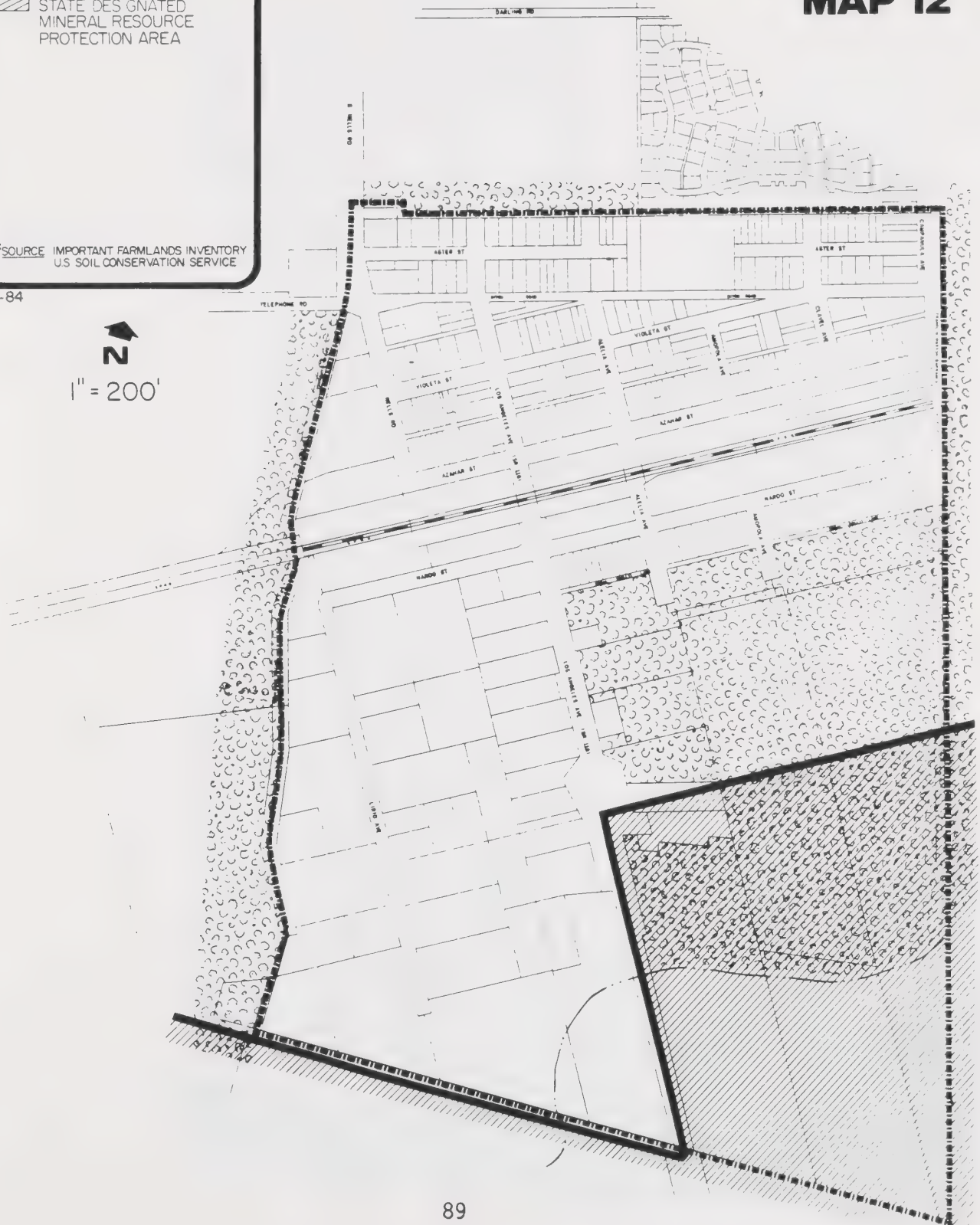
\*SOURCE: IMPORTANT FARMLANDS INVENTORY  
U.S. SOIL CONSERVATION SERVICE

7-84

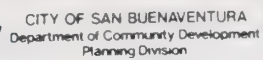


1" = 200'

## MAP 12







FLOOD PLAIN AREA

- STUDY AREA BOUNDARY  
100 YEAR FLOOD PLAIN OF  
BROWN & FRANKLIN  
BARRANCAS  
100 YEAR FLOOD PLAIN OF  
THE SANTA CLARA RIVER

SOURCE: FLOOD INSURANCE ADMINISTRATION  
PRELIMINARY MAPS

7-84


$$I'' = 200'$$

## MAP 13









CITY OF SAN BUENAVENTURA  
Department of Community Development  
Planning Division

## Saticoy Townsite

### GEOGRAPHIC SUBAREAS

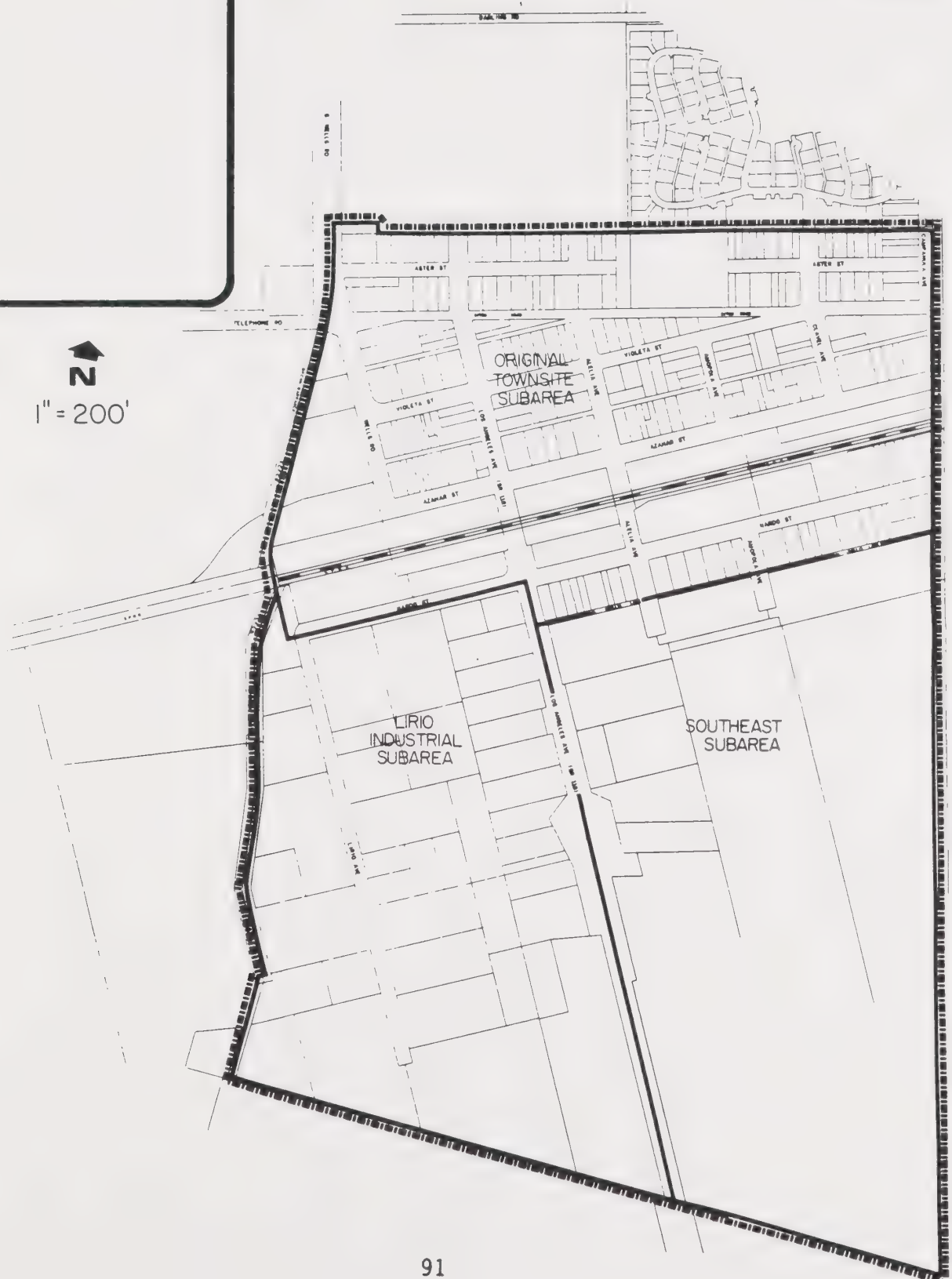
■ STUDY AREA BOUNDARY

8-84



1" = 200'

## MAP 14





## APPENDICES



APPENDIX A

EXISTING LAND USE

SATICOY TOWNSITE STUDY AREA  
1984

	<u>Acres</u>	<u>Percentage</u>
<u>Residential</u>	22.5	9%
Single-Family (9.0 Ac.)		
Multi-Family (13.5 Ac.)		
<u>Commercial</u>	9.1	3%
<u>Industrial</u>	74.8	28%
<u>Institutional</u>	10.5	4%
<u>Agricultural</u>	47.5	18%
<u>Vacant</u>	53.0	20%
<u>Transportation/Rights-of-Way</u>	<u>46.6</u>	<u>18%</u>
TOTAL	<u>264 Acres</u>	100%



APPENDIX B

SATICOY AREA POPULATION CHARACTERISTICS  
(April 1, 1980)

The following demographic and economic information is based on the 1980 Census of Population and Housing (April 1, 1980). This Saticoy neighborhood profile, one of 18 data units within the San Buenaventura area, identifies general population and housing trends. It should be pointed out that the boundary of the Saticoy neighborhood profile is not coterminous with the area plan's boundary. Consequently, some of the data included herein may not be directly comparable to all elements of the Saticoy Townsite.

RACE AND SPANISH ORIGIN

<u>White</u>	<u>Black</u>	<u>American Indians &amp; Eskimos</u>	<u>Asians</u>	<u>Other</u>	<u>Spanish Origin*</u>
2,872 (64%)	38 (1%)	75 (2%)	48 (1%)	1,469 (32%)	1,856 (41%)

TOTAL POPULATION: 4,502

\* Persons of Spanish Origin may be of any race.

AGE, HOUSEHOLD AND FAMILY CHARACTERISTICS

<u>Under 15 Years</u>	<u>15 to 64 Years</u>	<u>65 Years and Older</u>
1,126 (25%)	2,980 (66%)	396 (9%)
<u>1 Person Household</u>	<u>2 to 5 Person Household</u>	<u>6 or More Person Household</u>
270 (19%)	1,029 (71%)	148 (10%)

TOTAL HOUSEHOLDS: 1,447

MARTIAL STATUS (15 Years and Older)

<u>Single</u>	<u>Married</u>	<u>Married (Separated)</u>	<u>Widowed</u>	<u>Divorced</u>
877 (26%)	2,049 (61%)	72 (2%)	156 (5%)	222 (6%)

TOTAL PERSONS: 3,376

NATIVITY, ANCESTRY AND LANGUAGE  
Native Americans (3,790 Persons)

Foreign Born

<u>Native Californians</u>	<u>Born in Different State</u>	<u>Born Abroad</u>	
2,345 (52%)	1,431 (32%)	14 (0%)	712 (16%)

TOTAL PERSONS: 4,502

APPENDIX B - Cont.

NATIVITY, ANCESTRY AND LANGUAGE - Cont.  
Language Spoken at Home

<u>Persons 5 to 17 Years</u>			<u>Persons 18 Years and Older</u>		
<u>English</u>	<u>Spanish</u>	<u>Other</u>	<u>English</u>	<u>Spanish</u>	<u>Other</u>
653 (16%)	415 (10%)	7 (0%)	1,945 (49%)	944 (24%)	50 (1%)

TOTAL PERSONS: 4,014

SCHOOL ENROLLMENT (Persons 3 Years and Older)

<u>Nursery School</u>	<u>Elementary School (K through 8th Grades)</u>	<u>High School (9th through 12th Grades)</u>	<u>College</u>
82 (6%)	726 (52%)	379 (27%)	203 (15%)

TOTAL PERSONS: 1,390

EDUCATIONAL ATTAINMENT (Persons 25 Years and Older)

<u>Completed Elementary School (K-8)</u>	<u>Some High School</u>	<u>Completed High School (9-12)</u>	<u>Some College</u>	<u>College Graduate</u>
658 (28%)	285 (12%)	791 (33%)	462 (19%)	182 (8%)

TOTAL PERSONS: 2,378

DISABILITY AND VETERAN STATUS

Work Disability (Persons 16 to 64 Years)  
296

Veteran (16 Years and Over)  
540

MEANS OF TRANSPORTATION TO WORK (Persons 16 Years and Older)

<u>Drive Alone</u>	<u>Carpool</u>	<u>Public Transportation</u>	<u>Walked</u>	<u>Other Means</u>	<u>Worked at Home</u>
1,366 (73%)	298 (16%)	42 (2%)	102 (6%)	44 (2%)	20 (1%)

TOTAL PERSONS: 1,872

MIGRATION - RESIDENCE IN 1975 (Persons 5 Years and Older)

Same House  
1,541 (38%)

Different House In U.S.  
2,345 (58%)

Abroad  
128 (4%)

TOTAL PERSONS; 4,014

LABOR FORCE STATUS (Persons 16 Years and Older)

In Labor Force  
2,003 (64%)

Not In Labor Force  
1,130 (36%)

TOTAL PERSONS: 3,133

APPENDIX B - Cont.

OCCUPATION, INDUSTRY AND CLASS OF WORKER (Employed Persons 16 Years and Older)

TOTAL PERSONS: 1,893

Occupation

<u>Managerial</u>	<u>Technical Sales</u>	<u>Service Occupations</u>	<u>Farming</u>	<u>Production and Craft</u>	<u>Fabricators</u>
318 (17%)	473 (25%)	199 (11%)	125 (7%)	336 (18%)	442 (22%)

Classification of Worker (1,893 Persons)

<u>Private Wage Worker</u>	<u>Government Worker</u>	<u>Self-Employed Worker</u>	<u>Unpaid Family Workers</u>
1,510 (80%)	246 (13%)	125 (7%)	12 (0%)

INCOME AND POVERTY STATUS

Income in 1979 (1,447 Households)

<u>Less than \$5,000</u>	<u>\$5,000 to \$10,000</u>	<u>\$10,000 to \$20,000</u>	<u>\$20,000 to 50,000</u>	<u>\$50,000 or More</u>
132 (8%)	210 (15%)	489 (34%)	536 (37%)	80 (6%)

(Median Household Income - \$18,445)

Poverty Status (Poverty Household for 4 Person Family was \$7,412)

<u>Families Below Poverty Level in 1979</u>	<u>Persons Below Poverty Level in 1979</u>	<u>Persons 65 Years and Older Below Poverty Level in 1979</u>
82	380	33

HOUSING CHARACTERISTICS

Ownership (1,447 Year-Around Occupied Housing Units)

<u>Owner Occupied Housing Units</u>	<u>Renter Occupied Housing Units</u>
893 (62%)	554 (38%)

Vacant Housing Units

<u>Owner Occupied</u>	<u>Renter Occupied</u>
12	21

Owner Occupied Units (Race and Spanish Origin)

<u>White</u>	<u>Black</u>	<u>American Indian</u>	<u>Asian</u>	<u>Spanish Origin**</u>
767	5	6	7	170

Renter Occupied Units (Race and Spanish Origin)

<u>White</u>	<u>Black</u>	<u>American Indian</u>	<u>Asian</u>	<u>Spanish Origin**</u>
306	5	13	6	265

\*\*Those of Spanish origin may be of any race.

APPENDIX B - Cont.

Structural Character of Housing (Based on 1,495 Units)

<u>Units Built Prior to 1940</u>	<u>Units Built Between 1940 and 1969</u>	<u>Units Built in 1970 or Later</u>
245 (16%)	627 (42%)	623 (42%)

Rooms in Housing Units (Based on 1,495 Units)

<u>One Room</u>	<u>Two Rooms</u>	<u>Three Rooms</u>	<u>Four Rooms</u>	<u>Five Rooms</u>	<u>Six or More Rooms</u>
31 (2%)	73 (5%)	134 (9%)	275 (18%)	339 (23%)	643 (43%)

(Median Number of Rooms - 5.2)

Persons Occupying Housing Units (Based on 1,447 Year-Around Occupied Units)

<u>One Person</u>	<u>Two Persons</u>	<u>Three Persons</u>	<u>Four Persons</u>	<u>Five Persons</u>	<u>Six or More Persons</u>
270 (19%)	443 (30%)	227 (16%)	227 (16%)	132 (9%)	148 (10%)

Median Number of Persons Occupying Housing Units

<u>Occupied Housing Units</u>	<u>Owner Occupied Housing Units</u>	<u>Renter Occupied Housing Units</u>
2.55	2.45	2.82

Value of 642 Specified Owner Occupied Housing Units

<u>Less than \$10,000</u>	<u>\$10,000 to \$30,000</u>	<u>\$30,000 to \$80,000</u>	<u>\$80,000 to \$200,000</u>	<u>\$200,000 or More</u>
3 (1%)	27 (4%)	234 (36%)	376 (58%)	2 (1%)

(Median Value - \$84,000)

Bedrooms in Year-Round Housing Units (Based on 1,474 Units)

<u>None</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five or More</u>
48 (3%)	182 (12%)	482 (33%)	468 (32%)	263 (18%)	31 (2%)

SELECTED MONTHLY OWNER/RENTER COSTS\*

491 Specified Owner Occupied Housing Units with a Mortgage

<u>Less than \$100</u>	<u>\$100 to \$300</u>	<u>\$300 to \$500</u>	<u>\$500 to \$750</u>	<u>\$750 or More</u>
0	225 (46%)	102 (21%)	108 (22%)	56 (11%)

(Median Monthly Cost - \$372)

APPENDIX B - Cont.

558 Specified Renter Occupied Housing Units (Gross Rent)

Less than \$60	\$60 to \$150	\$150 to \$300	\$300 to \$500	\$500 or More
<u>42 (7%)</u>	<u>112 (20%)</u>	<u>217 (39%)</u>	<u>127 (23%)</u>	<u>60 (11%)</u>

(Median Monthly Gross Rent - \$269)

- \* °Owner housing costs include mortgage payments, taxes, insurance and utilities.  
 °Gross rent is the contract rent plus utilities.



## APPENDIX C

### GUIDELINES FOR ORDERLY DEVELOPMENT

The 11 guidelines are given below:

- a. Urban Development should occur within incorporated cities which exist to provide a full range of municipal services.
- b. To be timely, Urban development in those spheres of interest within which a city exists (except the Ojai sphere of interest) should be adjacent or legally annexable to the City, and should be developed only within the City.
- c. Within a city's sphere of interest, land uses which would be allowed by the County should be equal to or more restrictive than those land uses allowed by the City.
- d. Within a city's sphere of interest, development standards and costs imposed by the County should be not less than those required by the City.
- e. A significant measure of the appropriateness of a change from a rural to an urban land use is the existence of urban services.
- f. Within spheres of interest where a city exists (except the Ojai sphere of interest), and within "urban" areas as exhibited on the Open Space Element of the Ventura County General Plan, applicants should be discouraged from making application to the County for urban land uses and be directed to the appropriate City to achieve their development objectives.
- g. Properties within the unincorporated area which receive municipal services from a city should be included within the limits of that city.
- h. Annexation of unincorporated urban properties within a city's sphere of interest should be encouraged as a method of ensuring that existing urban land uses are located within municipal boundaries, provided that proposals to annex such properties should include supportive documents and active encouragement from the City.
- i. Existing unincorporated properties on the periphery of cities, which lack and would benefit from community sewers, should be encouraged and assisted in gaining that service from such cities.
- j. Unincorporated urban areas should financially support local County-administered urban services which are comparable to those urban services provided by cities.
- k. Annexation to existing cities is preferable to the formation of new, or the expansion of existing, County service areas.

NOTE: The term "sphere of interest" was originally included in the Guidelines, which were adopted in 1976, and has since been changed to the term "area of interest." Steps are currently being taken to update the Guidelines consistent with existing LAFCO procedures and policies.

## APPENDIX D

### Goals and Policy Recommendations Extracted from the Saticoy Community Plan (adopted 1967)

#### a. Residential Land Use

Goal: To provide a desirable distribution of residential, commercial, and industrial land uses.

#### b. Commercial and Industrial Land Use

Goal: To encourage well designed, complete, convenient shopping facilities.

##### Policy Recommendations:

- (1) That the industrial development in the existing townsite of Saticoy be limited to the area adjacent to the railroad and to the area adjacent to and west of Los Angeles Avenue, south of Telephone Road.
- (2) That the area presently zoned for industry located south of Fourth Street and east of "D" Street be used for light industrial development of an M-1 character.

#### c. Transportation

Goal: To develop a more efficient transportation system for the fast, safe and economical movement of people and goods.

##### Policy Recommendations:

- (1) That Wells Road be realigned to the west of the community and tie into Los Angeles Avenue just south of Fourth Street.
- (2) That ways of providing effective public transportation to and from Saticoy be studied.

#### d. Housing

Goal: To make available basic low income housing where necessary to satisfy the housing needs of the community's residents.

##### Policy Recommendations:

- (1) That substandard buildings in the community be rehabilitated or removed, but that such action be taken over a long period of time in accordance with a staging program.
- (2) That a number of low rent apartments and detached dwellings be constructed in the community to house persons displaced from their dwellings.

- (3) That until such housing is available, structures in poor condition be removed only as they become vacant, unless they are in hazardous condition.

e. Community Facilities

Goals:

- (1) To preserve Saticoy as a distinct community, able to meet the needs of its residents through the staging of improvements in the area over a long period of time.
- (2) To provide sufficient and convenient educational facilities to serve the needs of families throughout the area.

Policy Recommendations:

- (1) That the Brown and Wason Barrancas be fenced and landscaped to provide safety and a more pleasing appearance.
- (2) That the drainage ditch between Sixth and Seventh Streets be covered and used as a park-strip and walkway to the park and proposed elementary school.
- (3) That the Community Center and Library be expanded into a complex, including child care center and off-street parking.

f. Recreation

Goals: To provide adequate parks and recreational facilities to serve the leisure needs of the area's inhabitants.

Policy Recommendation:

- (1) That the Community Park eventually include activities and facilities for persons of all ages and recreational interests.

g. Community Design

Goal: To upgrade Saticoy's physical environment through code enforcement, rehabilitation of houses and other buildings, landscaping, neighborhood cleanup, and other suitable means.

Policy Recommendations:

- (1) That a cleanup, fix-up campaign be part of an overall staging program for improvements in Saticoy.
- (2) That a tree planting program be initiated and staged in accordance with other improvements.

h. Implementation

Goal: To foster the preservation of community spirit in Saticoy.

Policy Recommendations:

- (1) That a class in consumer economics be initiated in order to promote the efficient use of income for consumer products.
- (2) That mail deliveries to residences be initiated throughout all of Saticoy.

APPENDIX E

SUMMARY OF COUNTY'S 1967 SATICOY COMMUNITY PLAN  
(FUTURE LAND USE)

<u>LAND USE CATEGORY</u>	<u>ACRES</u>	<u>PERCENTAGE OF STUDY AREA</u>
<u>Residential</u>		
Single Family	38.0	
Multiple Family	<u>7.8</u>	
Total Residential	45.8	30.5%
<u>Commercial</u>		
Central Business District	3.8	
Other Commercial	<u>3.6</u>	
Total Commercial	7.4	4.9
<u>Industrial</u>		
Total Industrial	35.8	23.9
<u>Public and Semi-Public</u>		
Community Park	3.6	
Community Center	0.9	
Park Strip	1.4	
Elementary School	<u>10.0</u>	
Total Public and Semi-Public	15.9	10.6
<u>Transportation</u>		
Railroad	0.5	
Primary Road	4.8	
Residential Streets	28.7	
Alleys	<u>6.7</u>	
Total Transportation	40.7	27.2
<u>Resources</u>		
Water Bodies and Courses	4.4	
Total Water Bodies and Courses	<u>4.4</u>	<u>2.9</u>
TOTAL STUDY AREA	<u>150.0</u>	<u>100.0%</u>



## APPENDIX F

### CITY PHASING PROGRAM EXEMPTIONS

Exceptions to the City's Phasing Program, termed "Phasing Exemptions," have been adopted which are intended to permit certain development to occur within the Phase II and III - Neighborhood areas. These exceptions are currently applied by the City to any new development in the Saticoy Townsite area. The following is a list of the type of development or properties which are exempted from the Phasing Program policies:

- I. Properties which meet all of the following criteria will be exempted from the phasing provisions of the Land Use Element.
  - A. Property has zoning which is consistent with the land use designations set forth in the General Plan.
  - B. None of the following major planning approvals are needed for development:
    1. Annexation
    2. Change of Zone
    3. Parcelization (via subdivision or parcel map)
    4. Conditional Use Permit
    5. Planned Development Permit
    6. Variance
- II. In addition, where there is existing development on a parcel, and a Conditional Use Permit or Planned Development Permit is required to legalize or validate an existing non-conforming use, granting of a Conditional Use Permit or Planned Development Permit to allow continuance of the existing use shall not be precluded by the Phasing Policy.
- III. Further, the Phasing Policy does not preclude amendments to existing Conditional Use Permit and Planned Development Permits which may still be considered on a case-by-case basis.
- IV. Generally, no extension of time to inaugurate a use will be granted. This policy applies specifically, without limitation, to extensions of time with respect to tentative maps.
- V. Building of one single-family dwelling on an existing lot of record shall not be precluded by this Phasing Policy.
- VI. The City, County, School District, or other governmental agencies will not be precluded from providing necessary services, improvements, or facilities in the phased areas.

"Exception from the Phasing Policy" does not imply or guarantee approval of any particular development. Exception for phasing only means that a proposed development may be submitted for consideration for necessary approvals without regard to the timing constraints set forth under the Phasing Policies.

## APPENDIX G

### EXISTING COUNTY ZONE DISTRICTS

The following section generally defines each zoning district with respect to the purpose and character of permitted land uses. Additional information for each land use zone such as permitted uses, development standards, etc., is located in the County's Zoning Ordinance.

#### RESIDENTIAL

Rural Agricultural (R-A) Zone - The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected.

Rural Exclusive (R-E) Zone - The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities.

Single Family Residential (R-1) Zone - The purpose of this zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots.

Two-Family Residential (R-2) Zone - The purpose of this zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on lots which meet the minimum area requirements of this zone.

#### COMMERCIAL

Commercial Planned Development (C-P-D) Zone - The purpose of this zone is to encourage the development of coordinated, innovative and efficient commercial sites and to provide areas for a wide range of commercial, retail and business uses, including stores, shops and offices supplying commodities or performing services for the surrounding community.

General Commercial (C-2) Zone - Several parcels in the Saticoy Community are presently zoned C-2. However, on November 3, 1983, a recodified zoning ordinance became effective throughout the unincorporated County that eliminated the C-2 zone. It is anticipated that existing C-2 land uses will eventually be rezoned to C-P-D or other appropriate zones.

#### INDUSTRIAL

Industrial Park (M-1) Zone - The purpose of this zone is to provide suitable areas for the exclusive development of light industrial, service technical research and related business office uses in an industrial park context, in conjunction with stringent standards of building design, noise, landscaping and performance.



Limited Industrial (M-2) Zone - The purpose of this zone is to provide suitable areas for the development of a broad range of industrial and quasi-industrial activities of a light manufacturing, processing or fabrication nature, while providing appropriate safeguards for adjoining industrial sites, nearby non-industrial properties and the surrounding community.

General Industrial (M-3) Zone - The purpose of this zone is to provide suitable areas for the development of a broad range of general manufacturing, processing and fabrication activities. The M-3 Zone is intended for uses which do not require highly restrictive performance standards on the part of adjoining uses. The M-3 Zone, as the heaviest manufacturing zone, is intended to provide for uses involving the kinds of processes, activities and elements which are specifically excluded from the M-1 Zone.







